

FISCAL YEAR

2021

CITY OF *Salem*
AT YOUR SERVICE

ADOPTED BUDGET

Urban Renewal Agency



Urban Renewal Agency of the City of Salem

Officials and Administrative Staff

Mayor
Chuck Bennett

City Manager
Steve Powers

Board of Directors

Cara Kaser
Tom Andersen
Brad Nanke
Jackie Leung
Matt Ausec
Chris Hoy
Vanessa Nordyke
Jim Lewis

Citizens Budget Committee

Ward 1 Paul Tigan
Ward 2 Roz Shirack
Ward 3 April Davis
Ward 4 Steve McCoid
Ward 5 Vacant
Ward 6 William Andersen
Ward 7 Reid Sund
Ward 8 Derik Milton
At Large Dianne Docarmo

Leadership Team

Robert Barron Chief Financial Officer
Dan Atchison City Attorney
Norman Wright Community Development Director
Mike Niblock Fire Chief
Mina Hanssen Human Resources Director
Krishna Namburi Information Technology Director
Gerald Moore Police Chief
Peter Fernandez Public Works Director
Kristin Retherford Urban Development Director

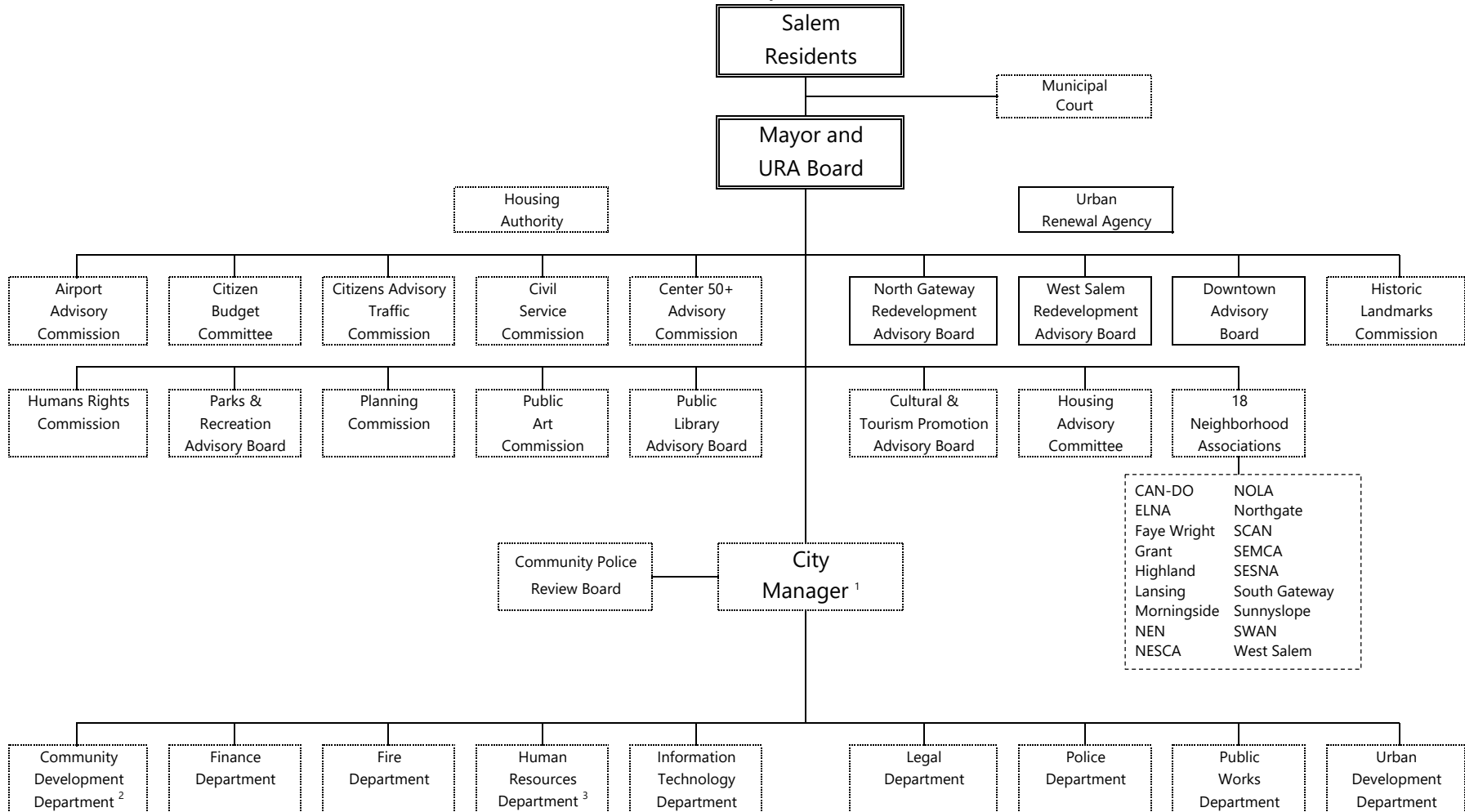
Municipal Judge
Jane Aiken

Budget Staff

Josh Eggleston Budget Officer
Ryan Zink Franchise and Budget Analyst
Kali Leinenbach Senior Fiscal Analyst
Kelli Blechschildt Management Analyst I

Organization of the Urban Renewal Agency of the City of Salem, Oregon

July 1, 2020



1. The City Manager's Office includes Municipal Court as a functional division.

2. The Community Development Department includes the Salem Public Library as a functional division.

3. The Human Resources Department includes Fleet and Facilities Services as functional divisions.

**MAYOR:
CHUCK BENNETT**

CITY COUNCIL MEMBERS:

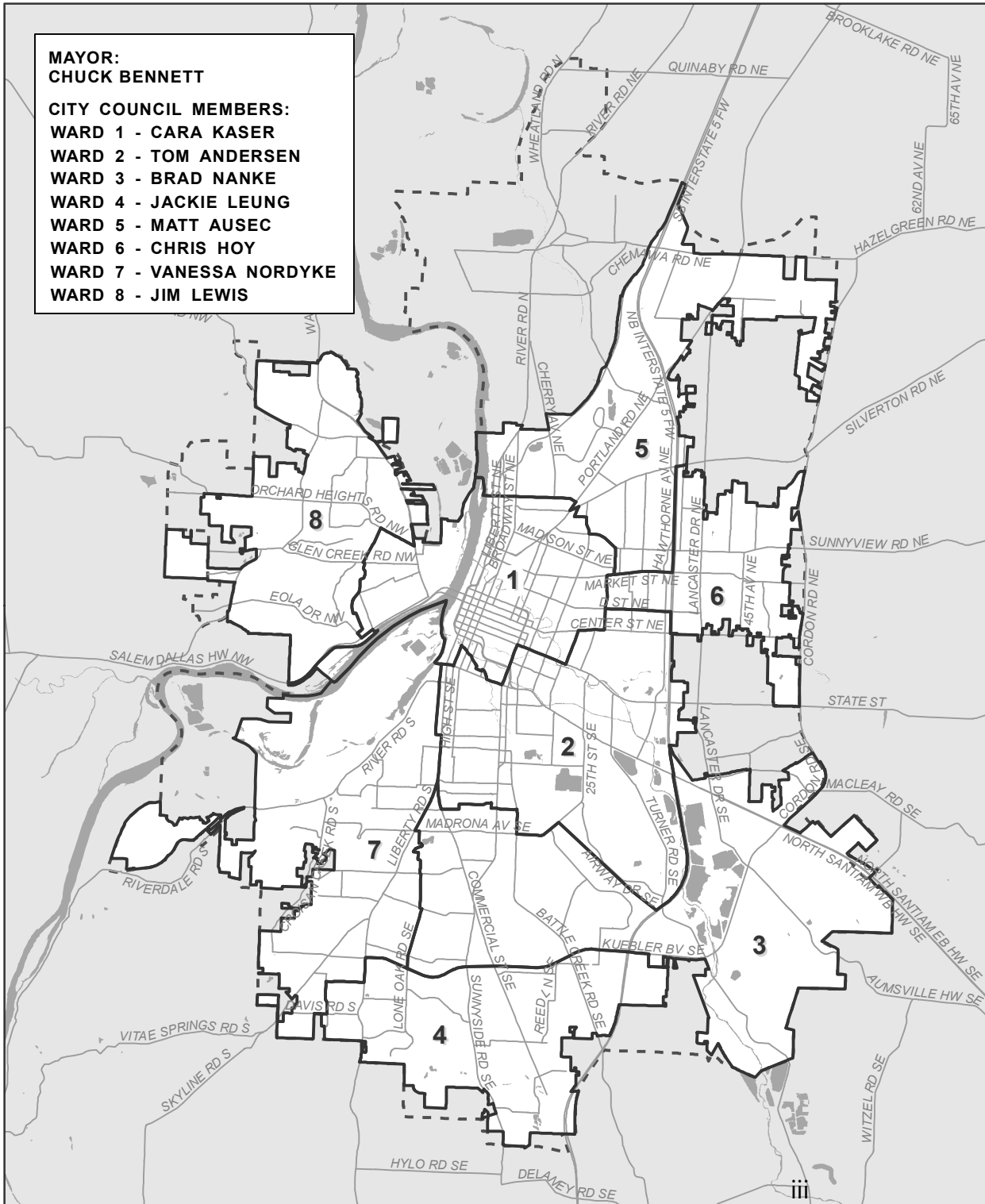
- WARD 1 - CARA KASER**
- WARD 2 - TOM ANDERSEN**
- WARD 3 - BRAD NANKE**
- WARD 4 - JACKIE LEUNG**
- WARD 5 - MATT AUSEC**
- WARD 6 - CHRIS HOY**
- WARD 7 - VANESSA NORDYKE**
- WARD 8 - JIM LEWIS**

CITY OF SALEM WARDS

FISCAL YEAR 2020 - 2021

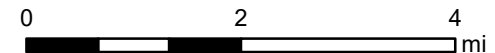


Salem Public Works Department



LEGEND

-  Ward
-  Major street
-  Urban Growth Boundary
-  Water
-  City Limit
-  Outside City Limit



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Urban Renewal Agency of the City of Salem Budget Message FY 2021

FY 2021 Budget Summary

The Urban Renewal Agency of the City of Salem currently manages eight urban renewal areas within the City. The urban renewal areas include: Riverfront Downtown, North Gateway, West Salem, Fairview Industrial Park, Mill Creek Industrial Park, McGilchrist, South Waterfront and Jory Apartments. Seven of the areas will have significant activity and expenditures in FY 2021.

Tax Increment

In FY 2020, there was an increase in tax increment revenue in each of the urban renewal areas collecting increment. Changes in assessed value within each urban renewal area (URA) are attributed to the specific mix of commercial, industrial, and residential properties. Each property type increases—or decreases—in assessed value differently. Staff is continuing to project modest increases in tax increment revenue for FY 2021 in each of the urban renewal areas.

Urban Renewal Area Highlights

Riverfront Downtown Urban Renewal Area

The Downtown Advisory Board (DAB) provides recommendations to the Urban Renewal Agency Board on projects within the Riverfront Downtown URA. In 2016, 12 focus group meetings were conducted with 59 participants to revisit project priorities established in the 2011 Downtown Strategic Action Plan (Downtown Action Plan). The Downtown Action Plan makes recommendations regarding projects and programs

identified in the Riverfront Downtown URA Plan to facilitate private investment in the URA. The focus group results indicated that community priorities center on street and streetscape projects and housing projects and there is a desire to see continued funding for streetscape improvement, property acquisition or an opportunity purchase, a housing opportunity fund and continued funding of the capitol grant program. These results were presented to the DAB and the Agency Board in the fall of 2016. The budget for FY 2021 continues to fund projects identified in the Downtown Action Plan (as allowed by the Riverfront Downtown Urban Renewal Area Plan).

Projects include the construction of bicycle friendly improvements to Union Street from Commercial Street NE to 12th Street NE. URA funds will be used to fund portions of the project within the URA and leverage federal funds for portions outside of the boundaries. The FY 2021 budget also includes \$5.5 million in grant funding for improvements to commercial and mixed-use buildings located in the Riverfront Downtown URA. Construction of the first phase of streetscape improvements within the Riverfront Downtown URA will be complete, and funds are proposed to design a second phase, with a specific location to be determined. A total of \$4.1 million is allocated for the purchase and renovation of a navigation center to serve Salem's homeless individuals. This project aligns with the Homeless Solutions Task Force recommendations. Funds are also proposed to allow for a future acquisition of property for redevelopment.

North Gateway Urban Renewal Area

The 900-acre North Gateway URA was formed in 1990 to eliminate blight and fund needed public infrastructure in the

area. The North Gateway Redevelopment Advisory Board (NGRAB) provides recommendations to the Agency Board on projects and programs in the URA.

The budget for FY 2021 continues to fund projects identified in the Portland Road Corridor Action Plan (as allowed by the North Gateway Urban Renewal Area Plan) and recommended by the North Gateway Redevelopment Advisory Board. In March of 2016, the Agency Board adopted the recommendations of the Action Plan, which developed an investment strategy for the Portland Road Corridor that prioritized the use of the remaining funds available in the North Gateway URA and identified opportunities that maximize private investment, job creation, and economic vitality.

In April of 2019, the Urban Renewal plan was amended to increase the area's maximum indebtedness, allowing further investment in this URA.

The North Gateway URA FY 2021 budget includes \$4 million in funding for the North Gateway URA grant programs. In addition, \$2.6 M is included for the acquisition of parcels as part of a larger Pine Street Redevelopment project. The budget includes funds to complete the acquisition of property on Portland Road for future redevelopment.

Mill Creek Industrial Park Urban Renewal Area

The Mill Creek Industrial Park URA was formed in May 2005 as part of an innovative collaboration between the State of Oregon and the City of Salem with the goal of promoting regional economic development, while minimizing impacts to the environment. When the Mill Creek Corporate Center site is fully

developed, more than 100 acres of open space will provide storm water retention and wetland mitigation for the surrounding light manufacturing, warehouse distribution, and business park development. The purpose of the URA is to construct infrastructure needed to transform the vacant state-owned land into shovel-ready industrial parcels in a variety of sizes.

The Mill Creek URA budget for FY 2021 includes \$1.1 million to complete a new wetland mitigation and storm water detention site between Mill Creek Drive and Turner Road. Also included is \$1.1 million to reroute the Santiam Correctional Facility sewer connection.

McGilchrist Urban Renewal Area

The McGilchrist URA was established in September 2006 and covers approximately 403 acres west of the Salem Municipal Airport (McNary Field). The intent of the URA is to provide funding for improvements to McGilchrist Street SE to stimulate private redevelopment and enable an additional 90 acres of industrial and 30 acres of commercial property to be brought into the City's Urban Service Area.

The McGilchrist URA's budget includes \$5 million in federal and URA funds to complete right-of-way purchases for road improvements on McGilchrist Street from 12th Street to 25th Street. In addition, the budget includes \$4.9 million of unallocated funds. These funds are to be used for future grant match or other support for the improvements to McGilchrist Street.

Fairview Industrial Park Urban Renewal Area

The Fairview URA reached its maximum indebtedness in FY 2014. The Agency ceased collecting tax increment and all existing debt was retired. There is \$2.4 million of cash remaining on hand (funds remaining from prior debt issuances) that can be allocated to new projects. Staff is currently working to identify options for the Agency Board's consideration and plans to bring recommendations forward in FY 2021.

West Salem Urban Renewal Area

The 450-acre West Salem URA was formed in 2002 to eliminate blight and depreciating property values. The West Salem Redevelopment Advisory Board (WSRAB) provides recommendations to the Agency Board on projects and funding within the West Salem URA.

To attract more significant development, the West Salem Redevelopment Grant Program guidelines were updated in July 2014; the budget for FY 2021 includes \$900,000 of grant funds and \$4 million to initiate road design and phase one construction to extend 2nd Street NW under Wallace Road NW to Marine Drive NW. A total of \$1.6 million is set aside for future allocation to projects or programs that align with the recommendations of the West Salem Business District Action Plan.

South Waterfront Urban Renewal Area

The South Waterfront URA was established in October 2007. Establishment of this URA in Salem's south downtown core was a recommendation from the June 2006 Urban Land Institute Panel, which assessed potential redevelopment of the 13-acre Boise Cascade site along the Willamette River.

In FY 2021, \$200,000 is allocated for the design of a shared-use connector trail between Riverfront Park, the Civic Center and the Library. Staff will also continue efforts to work with the Pringle Square development team to address access, Pringle Creek pedestrian connectivity, and due diligence activities and permitting for the Pringle Square development.

As this is a relatively new URA with a limited number of large rate payers within its boundaries, the Agency Board will face short-term challenges in issuing debt to proceed with the larger projects in the urban renewal plan.

Jory Apartments Urban Renewal Area

Jory Apartments is a single project Urban Renewal Area planned for establishment in May 2019. Funds are dedicated to developer incentives for development of affordable housing units.

Respectfully submitted,



Steven D. Powers
Executive Director



Strong and Diverse Economy

Vision

A safe and livable capital city with a sustainable economy and environment that is open to all.

Mission

The City of Salem provides fiscally sustainable and quality services to enrich the lives of present and future residents, the quality of our environment and neighborhoods, and the vitality of our economy.



Values

Opportunity

Salem is proactive and forward-thinking

Compassion

Salem is fair, equitable, and safe

Responsiveness

Salem is at your service, with capacity and partnerships to prepare for the future

Accessibility

Salem is open and inclusive



Strong and Diverse Economy

A diverse economic base with robust job growth, business retention and recruitment, and a thriving downtown.

The City of Salem Urban Renewal Agency Financial Information

Urban Renewal Agency

The Urban Renewal Agency of the City of Salem is a separate municipal corporation responsible for administering and implementing the urban renewal plans in Salem's urban renewal areas. The Urban Renewal Agency Board is comprised of the Mayor and City Council, with the Mayor acting as Chair. The City Manager serves as the Executive Director of the Urban Renewal Agency. Urban Development Department staff facilitate the urban renewal program and projects through an intergovernmental agreement with the City of Salem.

Tax Allocation Bond Fund (*Debt Service Fund*)

This fund reflects the generation of revenues to repay tax allocation indebtedness by the Urban Renewal Agency of the City of Salem within urban renewal areas under the provisions of Chapter 457 Oregon Revised Statutes and Section 125 of the City of Salem charter. The monies generated are used to repay indebtedness incurred to finance improvements within the specified area. Receipts consist primarily of property taxes, and expenditures are for urban renewal bond / loan / note principal and interest payments required on indebtedness.

Tax Allocation Improvements Fund (*Capital Improvements Fund*)

Improvement projects within the Riverfront Downtown, North Gateway, Fairview Industrial Park, West Salem, Mill Creek Industrial Park, McGilchrist, and South Waterfront urban renewal areas are recorded in this fund. The principal source of financing consists of proceeds from indebtedness.

The purpose of urban renewal investments in public infrastructure; parks, trail connections, and restoration of natural areas; and public-private partnerships is to open blighted areas to private investment, create jobs, and enhance the community's economic prosperity.

Basis of Accounting in Urban Renewal Agency Funds

The modified accrual basis of accounting is used for all funds. Expenditures are recorded when liabilities are incurred under this method of accounting. Under the modified accrual basis of accounting, revenue is recorded when it becomes measurable and available. Accordingly, only those receivables available soon enough after year end to pay June 30 liabilities have been reflected in revenues.

Urban Renewal Agency Budget Summaries

Summary of Resources and Requirements - All Funds, Table 1
FY 2021

Fund No.	Fund Name	Beginning Balance	Revenues	Expenditures	Ending Balance
220	Debt Service (Tax Allocation Bond Debt)	\$ 5,564,160	\$ 18,353,280	\$ 16,970,820	\$ 6,946,620
265	Capital Improvements (Tax Allocation Improvement)	34,627,900	28,701,360	63,329,260	-
345	Salem Convention Center	801,530	6,184,090	6,985,620	-
428	Convention Center Gain / Loss Reserve	6,356,620	1,600,000	2,892,360	5,064,260
TOTAL		\$ 47,350,210	\$ 54,838,730	\$ 90,178,060	\$ 12,010,880

Recap of Expenditures - All Funds, Table 2
FY 2020 and FY 2021

Fund No.	Fund Name	Adopted FY 2020	Adopted FY 2021	Increase (Decrease)	Percent Change
220	Debt Service (Tax Allocation Bond Debt)	\$ 17,485,100	\$ 16,970,820	\$ (514,280)	-2.9%
265	Capital Improvements (Tax Allocation Improvement)	65,960,890	63,329,260	(2,631,630)	-4.0%
345	Salem Convention Center	7,587,160	6,985,620	(601,540)	-7.9%
428	Convention Center Gain / Loss Reserve	2,421,190	2,892,360	471,170	19.5%
TOTAL		\$ 93,454,340	\$ 90,178,060	\$ (3,276,280)	-3.5%

Requirements by Object Category - All Funds, Table 3
FY 2021

Fund No.	Fund Name	Materials & Services	Capital Outlay	Other*	Total Expenditures
220	Debt Service (Tax Allocation Bond Debt)	\$ -	\$ -	\$ 16,970,820	\$ 16,970,820
265	Capital Improvements (Tax Allocation Improvement)	53,437,010	9,892,250	-	63,329,260
345	Salem Convention Center	5,106,960	313,500	1,565,160	6,985,620
428	Convention Center Gain / Loss Reserve	2,078,860	813,500	-	2,892,360
TOTAL		\$ 60,622,830	\$ 11,019,250	\$ 18,535,980	\$ 90,178,060

* Includes debt service, contingencies, and transfers.

Urban Renewal Agency Budget Summaries
Resources and Requirements
FY 2021

Debt Service (Tax Allocation Bond Debt, Fund 220)

Actual FY 2018	Actual FY 2019	Adopted FY 2020	Adopted FY 2021
			Resources
\$ 18,613,088	\$ 7,706,840	\$ 5,100,010	Beginning Balance
12,729,845	14,692,542	14,733,590	Property Taxes
-	-	-	Bond / Loan Proceeds
348,969	359,221	219,000	All Other Sources
<u>\$ 31,691,903</u>	<u>\$ 22,758,603</u>	<u>\$ 20,052,600</u>	<u>Total Resources</u>
			Requirements
\$ -	\$ -	\$ 856,750	Materials and Services
23,372,062	17,273,341	16,628,350	Debt Service
613,000	-	-	Interfund Transfers
<u>\$ 23,985,062</u>	<u>\$ 17,273,341</u>	<u>\$ 17,485,100</u>	<u>Total Expenditures</u>
7,706,840	5,485,262	2,567,500	Unappropriated Balance
<u>\$ 31,691,903</u>	<u>\$ 22,758,603</u>	<u>\$ 20,052,600</u>	<u>Total Requirements</u>

Capital Improvements (Tax Allocation Improvements, Fund 265)

Actual FY 2018	Actual FY 2019	Adopted FY 2020	Adopted FY 2021
			Resources
\$ 21,490,166	\$ 35,652,681	\$ 41,581,560	Beginning Balance
1,046,230	588,562	8,258,010	Internal / Intergovernmental
-	905,808	270,290	Long Term Loan / Bond Proceeds
22,500,000	16,550,000	15,425,920	Short Term Loan / Bond Proceeds
671,586	1,440,164	425,110	All Other Sources
<u>\$ 45,707,982</u>	<u>\$ 55,137,215</u>	<u>\$ 65,960,890</u>	<u>Total Resources</u>
			Requirements
\$ 9,917,801	\$ 10,569,509	\$ 63,207,130	Materials and Services
137,500	5,067,633	2,753,760	Capital Outlay
<u>\$ 10,055,301</u>	<u>\$ 15,637,141</u>	<u>\$ 65,960,890</u>	<u>Total Expenditures</u>
35,652,681	39,500,074	-	Unappropriated Balance
<u>\$ 45,707,982</u>	<u>\$ 55,137,215</u>	<u>\$ 65,960,890</u>	<u>Total Requirements</u>

Urban Renewal Agency Budget Summaries

FY 2021

Debt Service (Tax Allocation Debt, Fund 220)

Actual FY 2018	Actual FY 2019	Adopted FY 2020	Resources Category	Adopted FY 2021
\$ -	\$ -	\$ -	Jory Apartments	\$ 40,500
1,931,105	1,273,189	1,250,930	McGilchrist	1,382,250
3,204,399	2,392,831	2,243,680	Mill Creek Industrial Park	3,383,760
14,138,977	5,095,330	4,784,170	North Gateway	5,737,900
9,070,200	8,798,616	9,087,960	Riverfront Downtown	10,096,230
719,357	1,032,793	605,820	South Waterfront	702,590
2,627,865	4,165,845	2,080,040	West Salem	2,574,210
<u>\$ 31,691,903</u>	<u>\$ 22,758,603</u>	<u>\$ 20,052,600</u>	TOTAL	<u>\$ 23,917,440</u>

Actual FY 2018	Actual FY 2019	Adopted FY 2020	Requirements Category	Adopted FY 2021
\$ -	\$ -	\$ -	Jory Apartments	\$ 40,500
1,500,104	900,088	1,001,000	McGilchrist	901,000
1,886,582	1,286,565	1,862,480	Mill Creek Industrial Park	1,393,620
13,000,903	3,500,340	4,784,170	North Gateway	4,501,000
7,597,474	7,335,936	7,835,450	Riverfront Downtown	7,633,200
-	750,073	501,000	South Waterfront	500,500
-	3,500,340	1,501,000	West Salem	2,001,000
<u>\$ 23,985,062</u>	<u>\$ 17,273,341</u>	<u>\$ 17,485,100</u>	TOTAL	<u>\$ 16,970,820</u>

Urban Renewal Agency Budget Summaries

FY 2021

Capital Improvements (Tax Allocation Improvements, Fund 265)

Actual FY 2018	Actual FY 2019	Adopted FY 2020	Resources Category	Adopted FY 2021
\$ 2,273,698	\$ 2,428,617	\$ 2,529,800	Fairview Industrial Park	\$ 2,623,250
-	-	-	Jory Apartments	40,500
3,511,002	4,314,687	9,242,200	McGilchrist	9,978,560
2,038,298	3,825,668	7,874,760	Mill Creek Industrial Park	2,975,480
17,698,526	15,837,319	13,723,150	North Gateway	14,072,990
18,389,040	22,932,337	25,177,810	Riverfront Downtown	25,817,750
489,765	1,244,153	1,739,820	South Waterfront	945,930
1,307,653	4,554,433	5,673,350	West Salem	6,874,800
<u>\$ 45,707,982</u>	<u>\$ 55,137,215</u>	<u>\$ 65,960,890</u>	TOTAL	<u>\$ 63,329,260</u>

Actual FY 2018	Actual FY 2019	Adopted FY 2020	Requirements Category	Adopted FY 2021
\$ 19,408	\$ 24,575	\$ 2,529,800	Fairview Industrial Park	\$ 2,623,250
-	-	-	Jory Apartments	40,500
220,963	641,121	9,242,200	McGilchrist	9,978,560
284,913	699,144	7,874,760	Mill Creek Industrial Park	2,975,480
6,098,094	6,305,817	13,723,150	North Gateway	14,072,990
3,138,811	10,359,891	25,177,810	Riverfront Downtown	25,817,750
8,368	4,834	1,739,820	South Waterfront	945,930
284,745	601,761	5,673,350	West Salem	6,874,800
<u>\$ 10,055,301</u>	<u>\$ 18,637,141</u>	<u>\$ 65,960,890</u>	TOTAL	<u>\$ 63,329,260</u>

**Urban Renewal Agency Budget
Property Tax Levy Summary
FY 2021**

Urban Renewal Area <i>(in cost center order)</i>	FY 2020 Levy	FY 2021 Levy	Less 2.00 % of Levy Discounted	Less 2.75% Delinquent	Loss Due To Compression	Net Collection Current Levy 95.25%	Plus Prior Years	Total Budgeted Collections
A. Riverfront Downtown	\$ 7,227,865	\$ 7,635,300	\$ (145,780)	\$ (200,450)	\$ -	\$ 7,289,070	\$ 188,740	\$ 7,477,810
B. North Gateway	3,883,025	4,153,790	(79,310)	(109,050)	-	3,965,430	107,300	4,072,730
C. West Salem	1,700,637	1,682,130	(32,120)	(44,160)	-	1,605,850	30,390	1,636,240
D. Mill Creek Industrial Park	1,924,884	2,221,120	(42,410)	(58,310)	-	2,120,400	21,100	2,141,500
E. McGilchrist	950,946	1,056,490	(20,170)	(27,740)	-	1,008,580	16,490	1,025,070
F. South Waterfront	436,186	476,410	(9,100)	(12,510)	-	454,800	7,130	461,930
G. Jory Apartments	-	41,900	(800)	(1,100)	-	40,000	-	40,000
Totals	\$ 16,123,543	\$ 17,267,140	\$ (329,690)	\$ (453,320)	\$ -	\$ 16,484,130	\$ 371,150	\$ 16,855,280

Division of Taxes / Special Levy Urban Renewal Area	Division of Taxes	Special Levy	Total FY 2021 Levy
A. Riverfront Downtown ⁽¹⁾	\$ 4,495,413	\$ 3,139,887	\$ 7,635,300
B. North Gateway	4,153,790	-	4,153,790
C. West Salem	1,682,130	-	1,682,130
D. Mill Creek Industrial Park	2,221,120	-	2,221,120
E. McGilchrist	1,056,490	-	1,056,490
F. South Waterfront	476,410	-	476,410
G. Jory Apartments	41,900	-	41,900
Totals	\$ 14,127,253	\$ 3,139,887	\$ 17,267,140

Estimated Property Tax Rates - Special Levy		
Urban Renewal Area	Actual FY 2020	Estimated FY 2021
Riverfront Downtown	\$0.2424	\$0.2248
Totals	\$0.2424	\$0.2248
Rate per \$1,000 assessed value		

⁽¹⁾ Only urban renewal districts already established before the passage of Measure 50 qualify to certify a Special Levy.



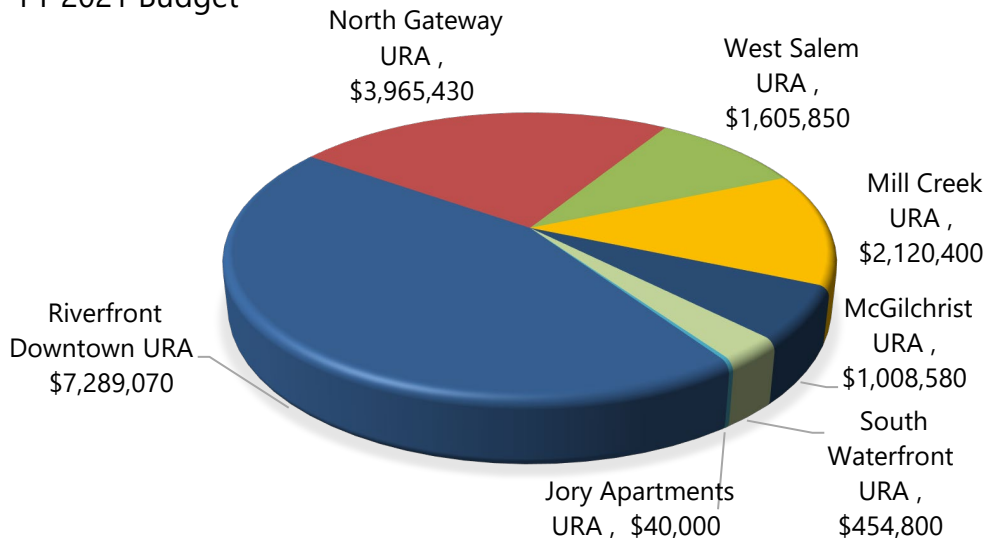
Urban Renewal Agency Debt Service Summary of Activity

Urban renewal agencies are authorized by state statute (ORS 457.010 *et seq.*) must be activated by a municipality. The Agency must have a plan for a proposed urban renewal area that describes activities and projects, the relationship to local objectives, planned land uses, processes for property acquisition and land disposition, financing methods and maximum indebtedness under the plan, and procedures for future amendment. The plan is typically accompanied by a technical report that includes a justification for the proposed area, financial and current economic conditions analyses, and potential impacts to taxing districts.

Urban renewal activities are funded by tax increment financing – the incremental tax increase resulting from increased property values during the life of the urban renewal area. Taxing districts continue to collect revenues at a capped level set when the area is formed (referred to as the frozen base), until the area closes, at which point the original formula for tax revenue distribution resumes. When urban renewal is successful, property values in the area increase. At closing, the total assessed valuation of the area is added back on the tax rolls and taxing districts get additional tax revenues generated as the result of urban renewal activity.

To collect tax increment, the Agency must have debt. Revenues are used to fund projects and pay off the debt. In Salem, funding priorities are framed by URA plans, advisory board recommendations, and City Council goals.

URA Current Year Property Tax Revenue - \$16,484,130 FY 2021 Budget



About "Du Jour" or Short-Term Borrowings

Tax increment received by an urban renewal area can only be spent on debt service. When it is not necessary or desirable to use the tax increment revenue to support a long-term or bonded indebtedness, a one-day – or du jour – borrowing can make the tax increment collections legally available to be spent on projects in the urban renewal area.

Du jour borrowings are outstanding for a single day and are relatively low cost. This debt option makes tax increment available to support pay-as-you-go projects.

In FY 2021, a total of \$14,440,000 of du jour borrowing proceeds are anticipated to support projects in the Urban Renewal Agency Capital Improvements Fund (Fund 265).



Salem Urban Renewal Agency Debt Service FY 2021

	Issue/ Maturity	Original Amount	Balance 6/30/2020 Outstanding	FY 2021 Payments			Balance 6/30/2021 Outstanding
				Principal	Interest	Total	
Tax Allocation Bond Debt - Fund 220							
Jory Apartments							
<i>Short Term Borrowing*</i>	7/2020 - 6/2021	\$ -	\$ -	\$ 40,000	\$ 500	\$ 40,500	\$ -
Total Jory Apartments		\$ -	\$ -	\$ 40,000	\$ 500	\$ 40,500	\$ -
McGilchrist							
<i>Short Term Borrowing*</i>	7/2020 - 6/2021	\$ -	\$ -	\$ 900,000	\$ 1,000	\$ 901,000	\$ -
Total McGilchrist		\$ -	\$ -	\$ 900,000	\$ 1,000	\$ 901,000	\$ -
Mill Creek							
<i>Short Term Borrowing*</i>	7/2020 - 6/2021	\$ -	\$ -	\$ 500,000	\$ 500	\$ 500,500	\$ -
OECCD Loan**	12/2015-12/2031	10,000,000	8,733,735	230,010	663,110	893,120	8,503,725
Total Mill Creek		\$ 10,000,000	\$ 8,733,735	\$ 730,010	\$ 663,610	\$ 1,393,620	\$ 8,503,725
North Gateway							
<i>Short Term Borrowing*</i>	7/2020 - 6/2021	\$ -	\$ -	\$ 4,500,000	\$ 1,000	\$ 4,501,000	\$ -
Total North Gateway		\$ -	\$ -	\$ 4,500,000	\$ 1,000	\$ 4,501,000	\$ -
Riverfront Downtown							
<i>Short Term Borrowing*</i>	7/2020 - 6/2021	\$ -	\$ -	\$ 6,000,000	\$ 1,000	\$ 6,001,000	\$ -
Long Term - 2009	9/2009 - 6/2024	3,660,000	1,200,000	280,000	52,200	332,200	920,000
Long Term - 2020		10,000,000	10,000,000	1,300,000	-	1,300,000	8,700,000
Total Riverfront Downtown		\$ 13,660,000	\$ 11,200,000	\$ 7,580,000	\$ 53,200	\$ 7,633,200	\$ 9,620,000
South Waterfront							
<i>Short Term Borrowing*</i>	7/2020 - 6/2021	\$ -	\$ -	\$ 500,000	\$ 500	\$ 500,500	\$ -
Total South Waterfront		\$ -	\$ -	\$ 500,000	\$ 500	\$ 500,500	\$ -
West Salem							
<i>Short Term Borrowing*</i>	7/2020 - 6/2021	\$ -	\$ -	\$ 2,000,000	\$ 1,000	\$ 2,001,000	\$ -
Total West Salem		\$ -	\$ -	\$ 2,000,000	\$ 1,000	\$ 2,001,000	\$ -
TOTAL DEBT SERVICE		\$ 23,660,000	\$ 19,933,735	\$ 16,250,010	\$ 720,810	\$ 16,970,820	\$ 18,123,725

*Short term borrowing may not be outstanding as of June 30th but is anticipated to occur sometime within the fiscal year.

**Balance for Mill Creek Oregon Economic and Community Development Department (OECCD) loans include original principal and capitalized interest.

Urban Renewal Agency Budget
 FY 2021
 Fund No. 220
 Jory Apartments Bond Debt

Jory Apartments URA Resources

Resource Type	Budget FY 2018	Actual FY 2018	Budget FY 2019	Actual FY 2019	Budget FY 2020	Mgr Rec FY 2021	BC Rec FY 2021	Adopted FY 2021	Difference from FY 2020	% Chg from FY 2020
Property Tax - Current	\$ -	\$ -	\$ -	\$ -	\$ -	40,000	\$ 40,000	\$ 40,000	\$ 40,000	-
All Other Revenues	-	-	-	-	-	500	500	500	500	-
Total Resources	\$ -	\$ -	\$ -	\$ -	\$ -	40,500	\$ 40,500	\$ 40,500	\$ 40,500	-

Jory Apartments URA Expenditures

Expenditure Type	Budget FY 2018	Actual FY 2018	Budget FY 2019	Actual FY 2019	Budget FY 2020	Mgr Rec FY 2021	BC Rec FY 2021	Adopted FY 2021	Difference from FY 2020	% Chg from FY 2020
Debt Service	\$ -	\$ -	\$ -	\$ -	\$ -	40,500	\$ 40,500	\$ 40,500	\$ 40,500	-
Total Expenditures	\$ -	\$ -	\$ -	\$ -	\$ -	40,500	\$ 40,500	\$ 40,500	\$ 40,500	-

Urban Renewal Agency Budget
 FY 2021
 Fund No. 220
 McGilchrist Bond Debt

McGilchrist URA Resources

Resource Type	Budget FY 2018	Actual FY 2018	Budget FY 2019	Actual FY 2019	Budget FY 2020	Mgr Rec FY 2021	BC Rec FY 2021	Adopted FY 2021	Difference from FY 2020	% Chg from FY 2020
Property Tax - Current	\$ 711,780	\$ 719,676	\$ 810,360	\$ 796,032	\$ 818,090	\$ 1,008,580	\$ 1,008,580	\$ 1,008,580	\$ 190,490	23.3%
Property Tax - All Other Years	17,220	12,428	17,220	24,584	11,990	16,490	16,490	16,490	4,500	37.5%
All Other Revenues	8,500	18,814	7,500	21,573	20,000	17,500	17,500	17,500	(2,500)	-12.5%
Beginning Working Capital	1,198,790	1,180,187	435,960	431,000	400,850	339,680	339,680	339,680	(61,170)	-15.3%
Total Resources	\$ 1,936,290	\$ 1,931,105	\$ 1,271,040	\$ 1,273,189	\$ 1,250,930	\$ 1,382,250	\$ 1,382,250	\$ 1,382,250	\$ 131,320	10.5%

McGilchrist URA Expenditures

Expenditure Type	Budget FY 2018	Actual FY 2018	Budget FY 2019	Actual FY 2019	Budget FY 2020	Mgr Rec FY 2021	BC Rec FY 2021	Adopted FY 2021	Difference from FY 2020	% Chg from FY 2020
Debt Service	\$ 1,500,500	\$ 1,500,104	\$ 901,000	\$ 900,088	\$ 1,001,000	\$ 901,000	\$ 901,000	\$ 901,000	\$ (100,000)	-10.0%
Total Expenditures	\$ 1,500,500	\$ 1,500,104	\$ 901,000	\$ 900,088	\$ 1,001,000	\$ 901,000	\$ 901,000	\$ 901,000	\$ (100,000)	-10.0%

Urban Renewal Agency Budget
 FY 2021
 Fund No. 220
 Mill Creek Industrial Park (Mill Creek) Bond Debt

Mill Creek URA Resources

Resource Type	Budget FY 2018	Actual FY 2018	Budget FY 2019	Actual FY 2019	Budget FY 2020	Mgr Rec FY 2021	BC Rec FY 2021	Adopted FY 2021	Difference from FY 2020	% Chg from FY 2020
Property Tax - Current	\$ 758,900	\$ 802,026	\$ 850,050	\$ 1,004,524	\$ 1,078,960	\$ 2,120,400	\$ 2,120,400	\$ 2,120,400	\$ 1,041,440	96.5%
Property Tax - All Other Years	21,410	15,664	21,410	29,728	17,220	21,100	21,100	21,100	3,880	22.5%
All Other Revenues	10,880	35,912	25,000	40,762	25,000	25,000	25,000	25,000	-	-
Beginning Working Capital	2,367,020	2,350,797	1,325,760	1,317,817	1,122,500	1,217,260	1,217,260	1,217,260	94,760	8.4%
Total Resources	\$ 3,158,210	\$ 3,204,399	\$ 2,222,220	\$ 2,392,831	\$ 2,243,680	\$ 3,383,760	\$ 3,383,760	\$ 3,383,760	\$ 1,140,080	50.8%

Mill Creek URA Expenditures

Expenditure Type	Budget FY 2018	Actual FY 2018	Budget FY 2019	Actual FY 2019	Budget FY 2020	Mgr Rec FY 2021	BC Rec FY 2021	Adopted FY 2021	Difference from FY 2020	% Chg from FY 2020
Debt Service	\$ 1,886,990	\$ 1,886,582	\$ 1,792,020	\$ 1,286,565	\$ 1,862,480	\$ 1,393,620	\$ 1,393,620	\$ 1,393,620	\$ (468,860)	-25.2%
Total Expenditures	\$ 1,886,990	\$ 1,886,582	\$ 1,792,020	\$ 1,286,565	\$ 1,862,480	\$ 1,393,620	\$ 1,393,620	\$ 1,393,620	\$ (468,860)	-25.2%

Urban Renewal Agency Budget
 FY 2021
 Fund No. 220
 North Gateway Bond Debt

North Gateway URA Resources

Resource Type	Budget FY 2018	Actual FY 2018	Budget FY 2019	Actual FY 2019	Budget FY 2020	Mgr Rec FY 2021	BC Rec FY 2021	Adopted FY 2021	Difference from FY 2020	% Chg from FY 2020
Property Tax - Current	\$ 2,801,110	\$ 2,869,542	\$ 3,084,500	\$ 3,665,774	\$ 3,745,840	\$ 3,965,430	\$ 3,965,430	\$ 3,965,430	\$ 219,590	5.9%
Property Tax - All Other Years	162,580	69,558	162,580	166,309	67,620	107,300	107,300	107,300	39,680	58.7%
All Other Revenues	62,680	174,235	25,000	125,173	76,500	50,000	50,000	50,000	(26,500)	-34.6%
Beginning Working Capital	11,054,660	11,025,642	1,123,130	1,138,074	894,210	1,615,170	1,615,170	1,615,170	720,960	80.6%
Total Resources	\$ 14,081,030	\$ 14,138,977	\$ 4,395,210	\$ 5,095,330	\$ 4,784,170	\$ 5,737,900	\$ 5,737,900	\$ 5,737,900	\$ 953,730	19.9%

North Gateway URA Expenditures

Expenditure Type	Budget FY 2018	Actual FY 2018	Budget FY 2018	Actual FY 2019	Budget FY 2020	Mgr Rec FY 2021	BC Rec FY 2021	Adopted FY 2021	Difference from FY 2020	% Chg from FY 2020
Materials and Services	\$ -	\$ -	\$ -	\$ -	\$ 856,750	\$ -	\$ -	\$ -	\$ (856,750)	-100.0%
Debt Service	13,001,000	13,000,903	3,501,000	3,500,340	3,927,420	4,501,000	4,501,000	4,501,000	573,580	14.6%
Total Expenditures	\$ 13,001,000	\$ 13,000,903	\$ 3,501,000	\$ 3,500,340	\$ 4,784,170	\$ 4,501,000	\$ 4,501,000	\$ 4,501,000	\$ (283,170)	-5.9%

Explanation of Materials and Services Category expense in FY 2020 budget: Repayment of excess tax increment to county assessor.

Urban Renewal Agency Budget
FY 2021
Fund No. 220
Riverfront Downtown Bond Debt

Riverfront Downtown URA Resources

Resource Type	Budget FY 2018	Actual FY 2018	Budget FY 2019	Actual FY 2019	Budget FY 2020	Mgr Rec FY 2021	BC Rec FY 2021	Adopted FY 2021	Difference from FY 2020	% Chg from FY 2020
Property Tax - Current	\$ 6,620,920	\$ 6,533,027	\$ 6,886,170	\$ 6,955,617	\$ 7,197,550	\$ 7,289,070	\$ 7,289,070	\$ 7,289,070	\$ 91,520	1.3%
Property Tax - All Other Years	219,800	139,998	219,800	271,281	147,430	188,740	188,740	188,740	41,310	28.0%
Bond Proceeds	-	-	-	-	-	1,300,000	1,300,000	1,300,000	1,300,000	-
All Other Revenues	45,000	87,524	60,000	98,991	50,000	60,000	60,000	60,000	10,000	20.0%
Beginning Working Capital	2,478,780	2,309,651	1,531,620	1,472,726	1,692,980	1,258,420	1,258,420	1,258,420	(434,560)	-25.7%
Total Resources	\$ 9,364,500	\$ 9,070,200	\$ 8,697,590	\$ 8,798,616	\$ 9,087,960	\$ 10,096,230	\$ 10,096,230	\$ 10,096,230	\$ 1,008,270	11.1%

Riverfront Downtown URA Expenditures

Expenditure Type	Budget FY 2018	Actual FY 2018	Budget FY 2019	Actual FY 2019	Budget FY 2020	Mgr Rec FY 2021	BC Rec FY 2021	Adopted FY 2021	Difference from FY 2020	% Chg from FY 2020
Debt Service	\$ 6,985,170	\$ 6,984,474	\$ 7,336,760	\$ 7,335,936	\$ 7,835,450	\$ 7,633,200	\$ 7,633,200	\$ 7,633,200	\$ (202,250)	-2.6%
Interfund Transfers	613,000	613,000	-	-	-	-	-	-	-	-
Total Expenditures	\$ 7,598,170	\$ 7,597,474	\$ 7,336,760	\$ 7,335,936	\$ 7,835,450	\$ 7,633,200	\$ 7,633,200	\$ 7,633,200	\$ (202,250)	-2.6%

Urban Renewal Agency Budget
 FY 2021
 Fund No. 220
 South Waterfront Bond Debt

South Waterfront URA Resources

Resource Type	Budget FY 2018	Actual FY 2018	Budget FY 2019	Actual FY 2019	Budget FY 2020	Mgr Rec FY 2021	BC Rec FY 2021	Adopted FY 2021	Difference from FY 2020	% Chg from FY 2020
Property Tax - Current	\$ 281,000	\$ 270,469	\$ 301,260	\$ 286,426	\$ 298,120	\$ 454,800	\$ 454,800	\$ 454,800	\$ 156,680	52.6%
Property Tax - All Other Years	9,810	5,151	9,810	11,373	4,760	7,130	7,130	7,130	2,370	49.8%
All Other Revenues	2,200	7,090	6,000	15,636	12,500	10,000	10,000	10,000	(2,500)	-20.0%
Beginning Working Capital	444,130	436,647	721,460	719,357	290,440	230,660	230,660	230,660	(59,780)	-20.6%
Total Resources	\$ 737,140	\$ 719,357	\$ 1,038,530	\$ 1,032,793	\$ 605,820	\$ 702,590	\$ 702,590	\$ 702,590	\$ 96,770	16.0%

South Waterfront URA Expenditures

Expenditure Type	Budget FY 2018	Actual FY 2018	Budget FY 2019	Actual FY 2019	Budget FY 2020	Mgr Rec FY 2021	BC Rec FY 2021	Adopted FY 2021	Difference from FY 2020	% Chg from FY 2020
Debt Service	\$ -	\$ -	\$ 751,000	\$ 750,073	\$ 501,000	\$ 500,500	\$ 500,500	\$ 500,500	\$ (500)	-0.1%
Total Expenditures	\$ -	\$ -	\$ 751,000	\$ 750,073	\$ 501,000	\$ 500,500	\$ 500,500	\$ 500,500	\$ (500)	-0.1%

Urban Renewal Agency Budget
FY 2021
Fund No. 220
West Salem Bond Debt

West Salem URA Resources

Resource Type	Budget FY 2018	Actual FY 2018	Budget FY 2019	Actual FY 2019	Budget FY 2020	Mgr Rec FY 2021	BC Rec FY 2021	Adopted FY 2021	Difference from FY 2020	% Chg from FY 2020
Property Tax - Current	\$ 1,270,710	\$ 1,268,156	\$ 1,480,340	\$ 1,437,038	\$ 1,323,370	\$ 1,605,850	\$ 1,605,850	\$ 1,605,850	\$ 282,480	21.3%
Property Tax - All Other Years	28,830	24,150	28,830	43,857	22,640	30,390	30,390	30,390	7,750	34.2%
All Other Revenues	10,050	25,395	17,500	57,085	35,000	35,000	35,000	35,000	-	-
Beginning Working Capital	1,333,710	1,310,164	2,635,900	2,627,865	699,030	902,970	902,970	902,970	203,940	29.2%
Total Resources	\$ 2,643,300	\$ 2,627,865	\$ 4,162,570	\$ 4,165,845	\$ 2,080,040	\$ 2,574,210	\$ 2,574,210	\$ 2,574,210	\$ 494,170	23.8%

West Salem URA Expenditures

Expenditure Type	Budget FY 2018	Actual FY 2018	Budget FY 2019	Actual FY 2019	Budget FY 2019	Mgr Rec FY 2021	BC Rec FY 2021	Adopted FY 2021	Difference from FY 2020	% Chg from FY 2020
Debt Service	\$ -	\$ -	\$ 3,501,000	\$ 3,500,340	\$ 1,501,000	\$ 2,001,000	\$ 2,001,000	\$ 2,001,000	\$ 500,000	33.3%
Total Expenditures	\$ -	\$ -	\$ 3,501,000	\$ 3,500,340	\$ 1,501,000	\$ 2,001,000	\$ 2,001,000	\$ 2,001,000	\$ 500,000	33.3%

CITY OF *Salem*
AT YOUR SERVICE

Urban Renewal Agency Capital Improvements Summary of Activity

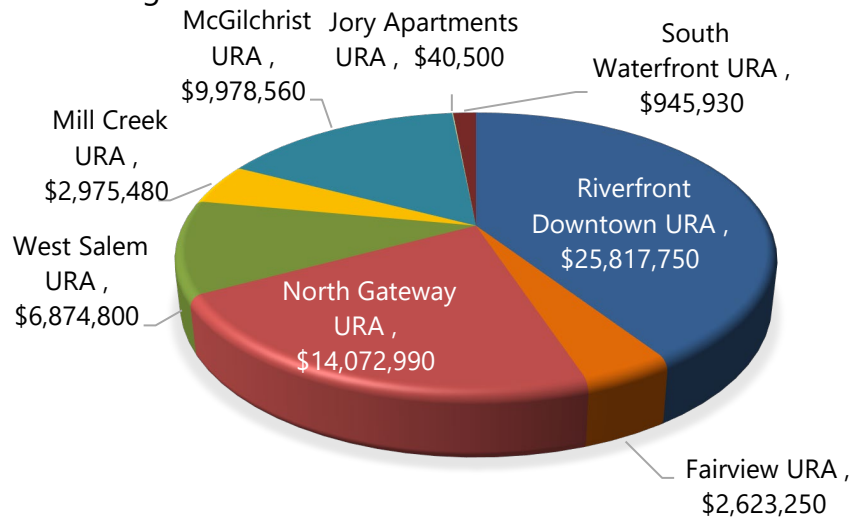
The purpose of urban renewal is to invest in key locations and opportunity sites and improve specific, designated geographic areas of a city. Urban renewal can be a transformative tool. It provides a dedicated source of funding and a specialized financing mechanism for construction of agreed upon projects to spur redevelopment in a specific geographic area where it might not otherwise occur without public investment. In Salem, urban renewal investments in public infrastructure (water, sewer, roads); parks, trail connections, and restoration of natural areas (Riverfront Park); and public-private partnerships have opened blighted areas to private investment, increased employment, and enhanced the economic prosperity of the community.

The Urban Renewal Agency must have a plan for a proposed urban renewal area that describes activities and projects, the relationship to local objectives, planned land uses, processes for property acquisition and land disposition, financing methods and maximum indebtedness under the plan, and procedures for future amendment. The plan is typically accompanied by a technical report that includes a justification for the proposed area, financial and current economic conditions analyses, and potential impacts to taxing districts.

Notification procedures for creating an urban renewal area include citywide notice, consultation with other taxing districts and neighborhood associations, and public hearings. Areas are enacted following the City Council public hearing and approval of an ordinance establishing the area.

URA Capital Improvements Budget - \$63,329,260

FY 2021 Budget



What's New in This Budget

In FY 2021, the Urban Renewal Agency will continue to fund loan and grant programs in the Riverfront Downtown, North Gateway, and West Salem urban renewal areas. Property acquisition within Riverfront Downtown for a homeless navigation center and redevelopment of the UGM and Saffron sites is planned. Several infrastructure projects will also be funded. These include Union Street bike-friendly street improvements, streetscape improvements in Riverfront Downtown, the purchase of right-of-way along McGilchrist Street for future street improvements and design of improvements to Wallace Road and Second Street in West Salem. In South Waterfront, funding is allocated to begin planning work for the Pringle Creek Trail. Jory Apartments, a new tax increment financing district created in FY 2020, will provide incentives for development of more affordable housing.



Strong and Diverse Economy

A diverse economic base with robust job growth, business retention and recruitment, and a thriving downtown.

Urban Renewal Agency Capital Improvements

Fairview Industrial Park

Established in 1984, and allowing the State of Oregon and City of Salem to enter into a development agreement to create a 285 acre major industrial / commercial business employment center on former farm land.

Jory Apartments

Established in 2020 as a single project Urban Renewal Area, creating incentives to develop affordable housing.

McGilchrist

Established in 2006, with a focus on transportation improvements to remove barriers to development of the urban renewal area.

Mill Creek Industrial Park

Established in 2005, an innovative collaboration with the State of Oregon to provide opportunities for regional economic development on 650 acres.

North Gateway

Established in 1990, as Salem's largest urban renewal area with investments focused on infrastructure improvements - utilities and streets.

Riverfront Downtown

Established in 1975, and with funding used to attract and retain commercial business in the downtown core, preserve historic buildings, and incent new housing development within the URA boundaries.

South Waterfront

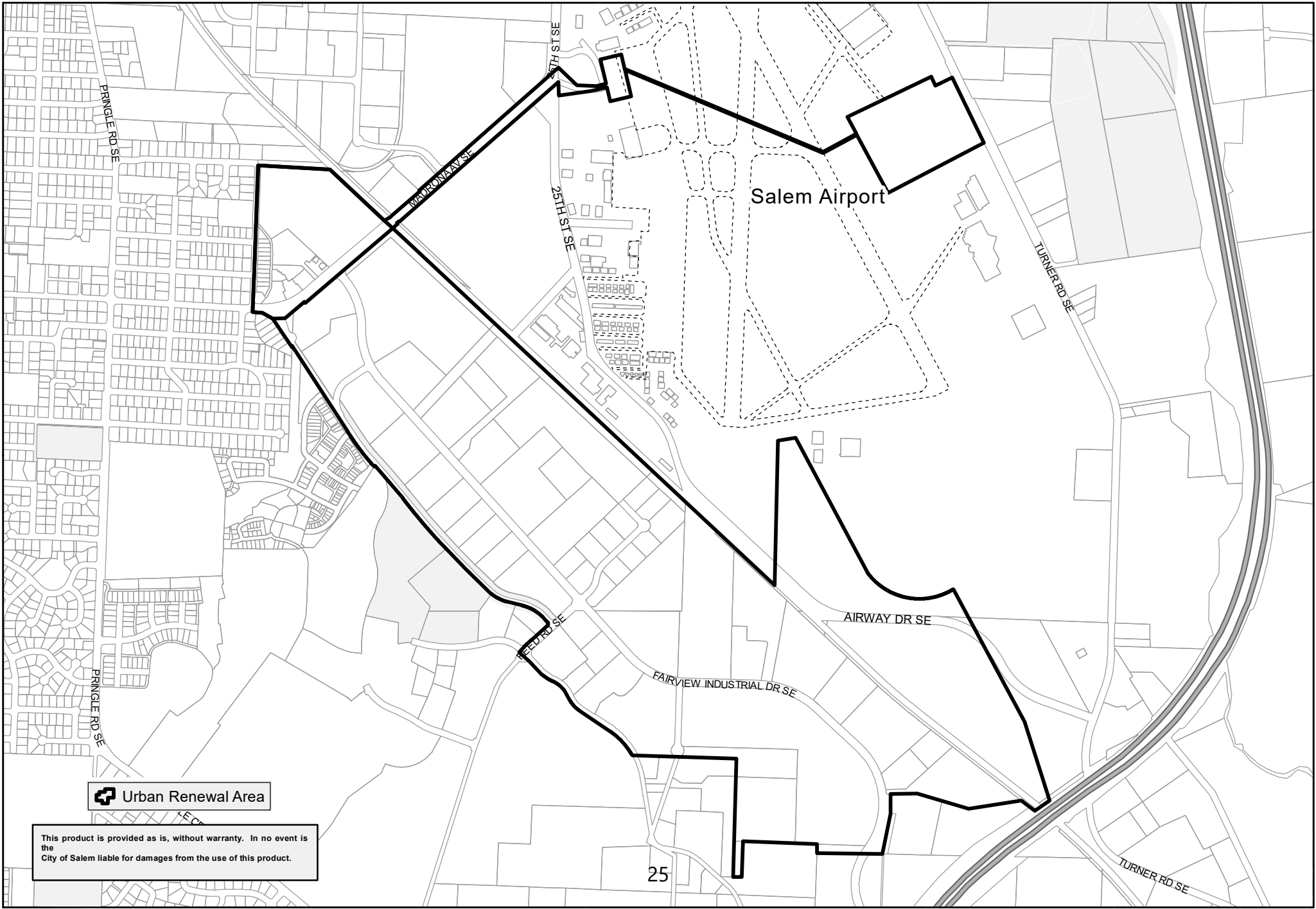
Established in 2007, and with a focus to redevelop a 13 acre industrial area along the Willamette River and create access to 300 acres of recreation, trail, and open space for public use on Minto Brown Island.

West Salem

Established in 2001, and with funding used to improve transportation circulation, enhance streetscape and open spaces, upgrading building stock, and promoting new housing opportunities.

Opportunity ● Compassion ● Responsiveness ● Accessibility





 Urban Renewal Area

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Urban Renewal Agency
 FY 2021
 Fund No. 265
 Fairview Industrial Park (Fairview) Capital Improvements

Fairview URA Resources

Resource Type	Budget FY 2018	Actual FY 2018	Budget FY 2019	Actual FY 2019	Budget FY 2020	Mgr Rec FY 2021	BC Rec FY 2021	Adopted FY 2021	Difference from FY 2020	% Chg from FY 2020
Loan Principal / Interest	\$ -	\$ 80,172	\$ -	\$ 123,141	\$ 100,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ (75,000)	-75.0%
All Other Revenues	18,000	33,040	25,000	51,186	35,000	40,000	40,000	40,000	5,000	14.3%
Beginning Working Capital	2,265,710	2,160,486	2,245,060	2,254,290	2,394,800	2,424,200	2,424,200	2,558,250	163,450	6.8%
Total Resources	\$ 2,283,710	\$ 2,273,698	\$ 2,270,060	\$ 2,428,617	\$ 2,529,800	\$ 2,489,200	\$ 2,489,200	\$ 2,623,250	\$ 93,450	3.7%

Fairview URA Expenditures

Expenditure Type	Budget FY 2018	Actual FY 2018	Budget FY 2019	Actual FY 2019	Budget FY 2020	Mgr Rec FY 2021	BC Rec FY 2021	Adopted FY 2021	Difference from FY 2020	% Chg from FY 2020
Materials and Services	\$ 2,283,710	\$ 19,408	\$ 2,270,060	\$ 24,575	\$ 2,529,800	\$ 2,489,200	\$ 2,489,200	\$ 2,623,250	\$ 93,450	3.7%
Total Expenditures	\$ 2,283,710	\$ 19,408	\$ 2,270,060	\$ 24,575	\$ 2,529,800	\$ 2,489,200	\$ 2,489,200	\$ 2,623,250	\$ 93,450	3.7%

Fairview Capital Improvements



Fairview capital projects include grants and loans to support redevelopment and administrative costs. Projects are funded with interest earnings and working capital from previous borrowings.

FY 2021 Carryover Projects

Project	Neighborhood Association	Ward	Sources of Funding		
			All Other Revenues	Working Capital	Total Project
683016 Industrial Site Readiness Prepare vacant Airport property within the Fairview Urban Renewal Area for development of industrial and aviation uses.	Morningside	3	\$ -	\$ 115,000	\$ 115,000
TBD Committed to Future Projects Funds available for future projects in the Fairview Urban Renewal Area.	Morningside	3	65,000	2,316,840	2,381,840

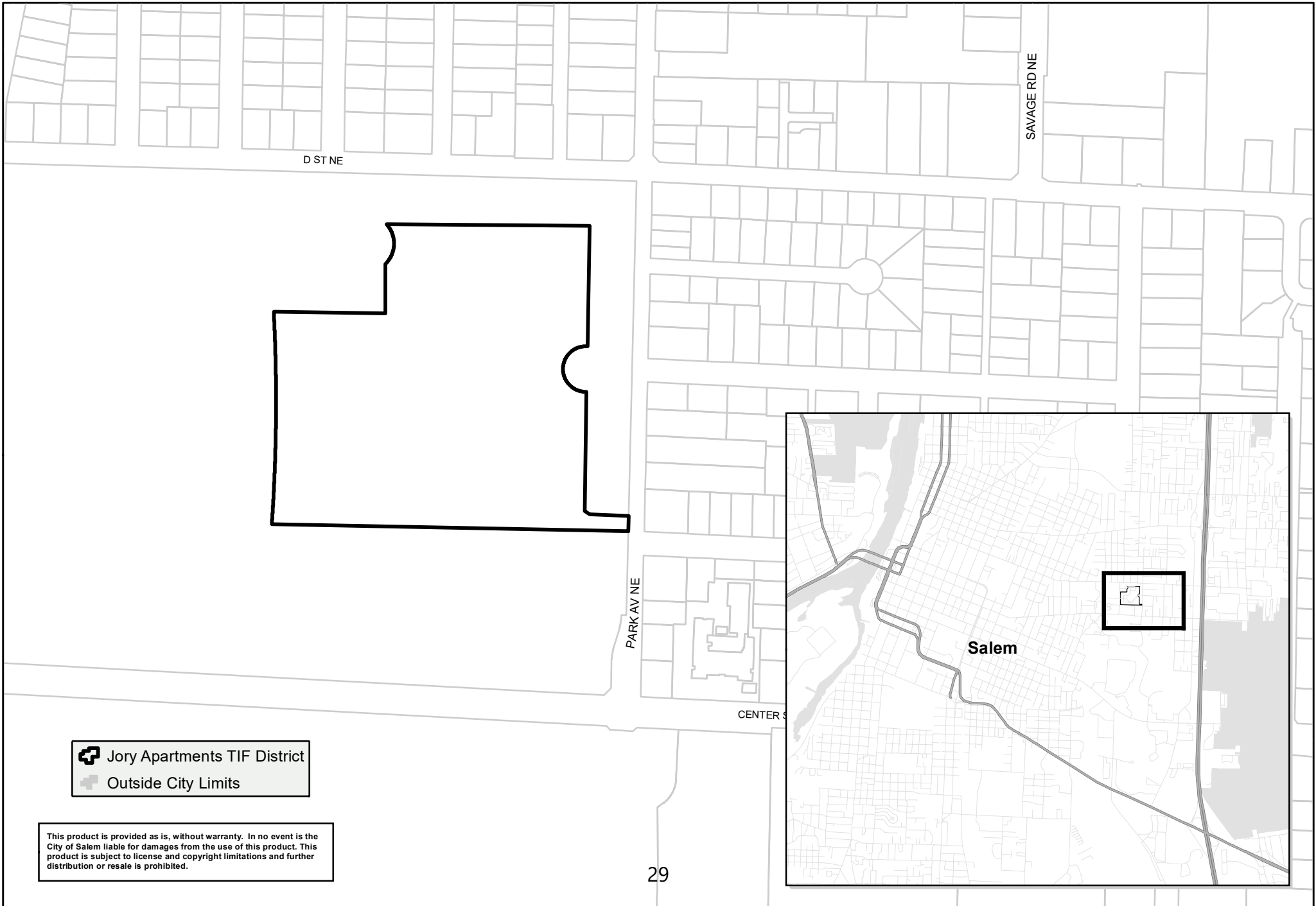
FY 2021 General Projects

683000 Project Coordination / Support Coordination of public improvements, business retention and expansion, marketing and administration of loan program, planning and community outreach to determine final projects within the Fairview Urban Renewal Area.	Morningside	3	-	122,560	122,560
683000 Support Services Charge (Indirect Cost Allocation) Provides funds to reimburse the City's General Fund for the cost of providing City services to the Fairview Urban Renewal Area.	Morningside	3	-	3,850	3,850
Total Funding by Source			\$ 65,000	\$ 2,558,250	
			Total Resources		\$ 2,623,250
			Total Project Expenditures		\$ 2,623,250
			Unappropriated Balance		\$ -



Jory Apartments TIF District

Fiscal Year 2020-2021



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Urban Renewal Agency Budget
 FY 2021
 Fund No. 265
 Jory Apartments Capital Improvements

Jory Apartments URA Resources

Resource Type	Budget FY 2018	Actual FY 2018	Budget FY 2019	Actual FY 2019	Budget FY 2020	Mgr Rec FY 2021	BC Rec FY 2021	Adopted FY 2021	Difference from FY 2020	% Chg from FY 2020
Du Jour Financing	\$ -	\$ -	\$ -	\$ -	\$ -	40,000	\$ 40,000	\$ 40,000	\$ 40,000	-
All Other Revenues	-	-	-	-	-	500	500	500	500	-
Beginning Working Capital	-	-	-	-	-	-	-	-	-	-
Total Resources	\$ -	\$ -	\$ -	\$ -	\$ -	40,500	\$ 40,500	\$ 40,500	\$ 40,500	-

Jory Apartments URA Expenditures

Expenditure Type	Budget FY 2018	Actual FY 2018	Budget FY 2019	Actual FY 2019	Budget FY 2020	Mgr Rec FY 2021	BC Rec FY 2021	Adopted FY 2021	Difference from FY 2020	% Chg from FY 2020
Materials and Services	\$ -	\$ -	\$ -	\$ -	\$ -	40,500	\$ 40,500	\$ 40,500	\$ 40,500	-
Total Expenditures	\$ -	\$ -	\$ -	\$ -	\$ -	40,500	\$ 40,500	\$ 40,500	\$ 40,500	-

Jory Apartments Capital Improvements

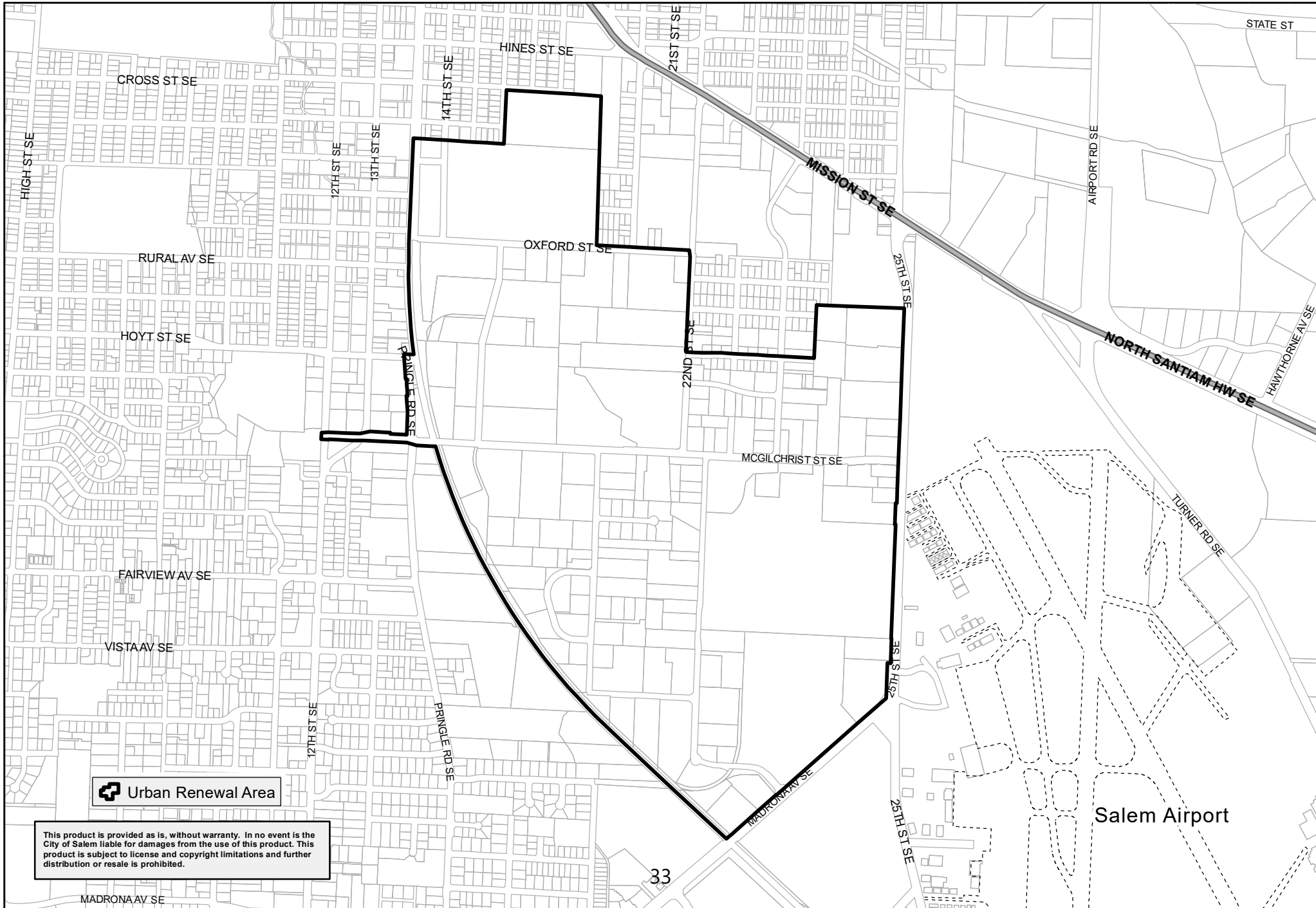


Jory Apartments is a single project Urban Renewal Area. Funds are dedicated to fund incentives to developers for the development of affordable housing units.

FY 2021 New Projects

Project	Neighborhood Association	Ward	Sources of Funding			Total Project
			Short-term Borrowing	All Other Revenues	Working Capital	
TBD Developer Incentives Incentives for the development of affordable housing units.	NEN, NESCA	2	\$ 40,000	\$ 500	\$ -	\$ 40,500
Total Funding by Source			\$ 40,000	\$ 500	\$ -	
Total Resources						\$ 40,500
Total Project Expenditures						\$ 40,500
Unappropriated Balance						\$ -





Urban Renewal Agency Budget
FY 2021
Fund No. 265
McGilchrist Capital Improvements

McGilchrist URA Resources

Resource Type	Budget FY 2018	Actual FY 2018	Budget FY 2019	Actual FY 2019	Budget FY 2020	Mgr Rec FY 2021	BC Rec FY 2021	Adopted FY 2021	Difference from FY 2020	% Chg from FY 2020
Internal and Intergovernmental	\$ 3,230,280	\$ -	\$ 4,575,280	\$ 61,639	\$ 4,575,280	\$ 4,527,170	\$ 4,527,170	\$ 4,527,170	\$ (48,110)	-1.1%
Du Jour Financing	1,500,000	1,500,000	900,000	900,000	1,000,000	900,000	900,000	900,000	(100,000)	-10.0%
All Other Revenues	15,000	30,030	15,000	63,009	35,000	65,000	65,000	65,000	30,000	85.7%
Beginning Working Capital	2,564,200	1,980,972	3,338,350	3,290,039	3,631,920	4,633,370	4,633,370	4,486,390	854,470	23.5%
Total Resources	\$ 7,309,480	\$ 3,511,002	\$ 8,828,630	\$ 4,314,687	\$ 9,242,200	\$ 10,125,540	\$ 10,125,540	\$ 9,978,560	\$ 736,360	8.0%

McGilchrist URA Expenditures

Expenditure Type	Budget FY 2018	Actual FY 2018	Budget FY 2019	Actual FY 2019	Budget FY 2020	Mgr Rec FY 2021	BC Rec FY 2021	Adopted FY 2021	Difference from FY 2020	% Chg from FY 2020
Materials and Services	\$ 7,309,480	\$ 220,963	\$ 8,828,630	\$ 641,121	\$ 9,242,200	\$ 10,125,540	\$ 10,125,540	\$ 9,978,560	\$ 736,360	8.0%
Total Expenditures	\$ 7,309,480	\$ 220,963	\$ 8,828,630	\$ 641,121	\$ 9,242,200	\$ 10,125,540	\$ 10,125,540	\$ 9,978,560	\$ 736,360	8.0%

McGilchrist Capital Improvements



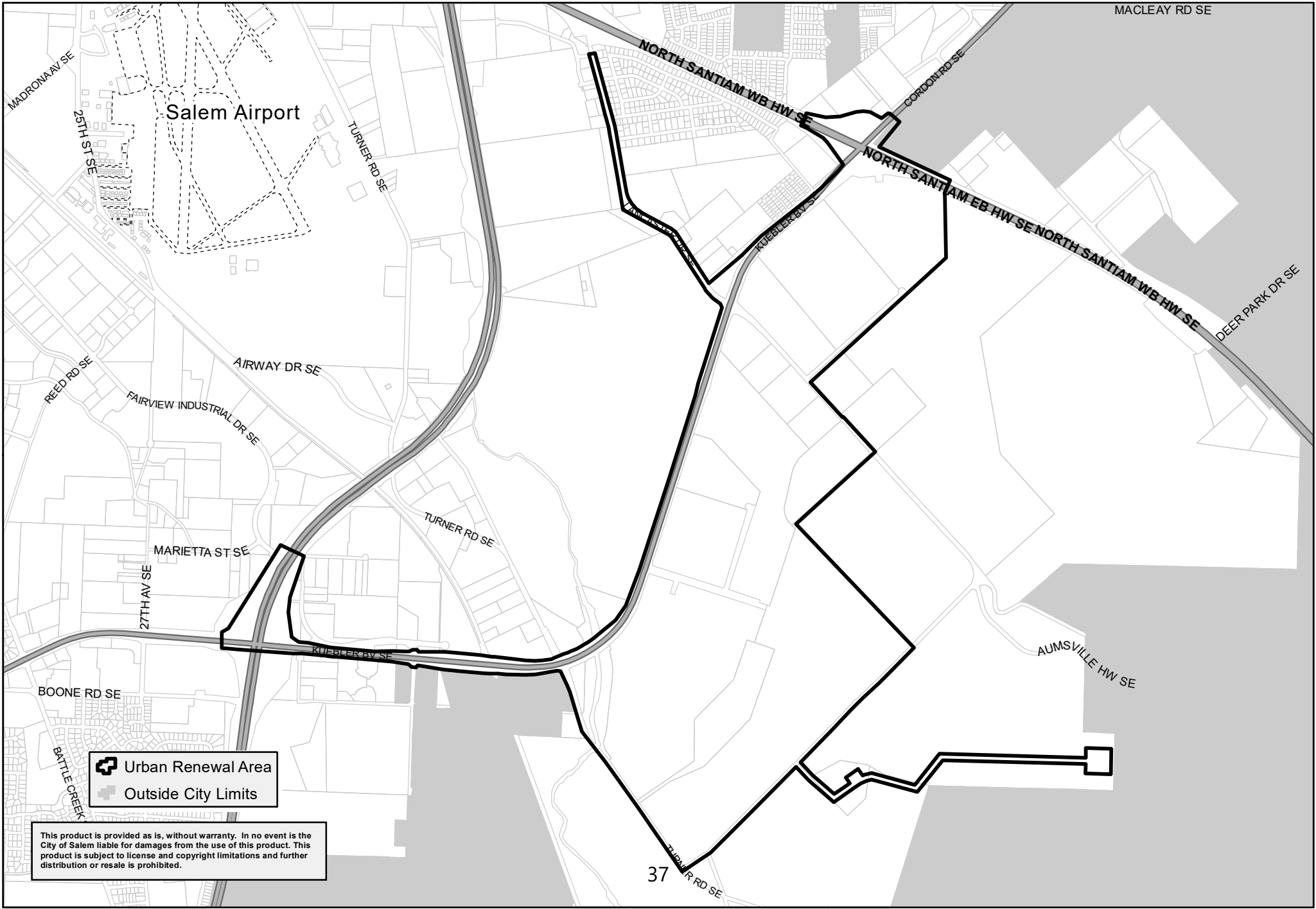
McGilchrist capital projects include street improvements, funds held in reserve for future redevelopment investments, and administrative costs. Projects are funded with short-term borrowings, state grants, and working capital from previous borrowings and grants.

FY 2021 New Projects

Project	Neighborhood Association	Ward	Sources of Funding				Total Project
			Short-term Borrowing	State Grant (SKATS)	All Other Revenues	Working Capital	
TBD Committed to Future Projects Funds held in reserve for future projects specified in the approved urban renewal plan for the McGilchrist Urban Renewal Area.	SESNA	2	\$ 900,000	\$ -	\$ 65,000	\$ 4,019,010	\$ 4,984,010
FY 2021 Carryover Projects							
687005 McGilchrist Street SE Corridor Improvements Design, right-of-way acquisition, and construction to improve McGilchrist Street SE to minor arterial standards with proper travel lane widths, bike lanes, curbs, gutters, sidewalks, and drainage systems. Includes signalization of 22nd Street SE.	SESNA	2	-	4,527,170	-	400,850	4,928,020
FY 2021 General Projects							
687000 Project Coordination / Support Urban development staff services for planning and implementing projects within the McGilchrist Urban Renewal Area, including project management, coordination with Public Works, financial and real estate services, and coordination with development teams interested in the urban renewal area.	SESNA	2	-	-	-	57,480	57,480
687000 Support Services Charge (Indirect Cost Allocation) Provides funds to reimburse the City's General Fund for the cost of providing City services to the McGilchrist Urban Renewal Area.	SESNA	2	-	-	-	9,050	9,050
Total Funding by Source			\$ 900,000	\$ 4,527,170	\$ 65,000	\$ 4,486,390	
						Total Resources	\$ 9,978,560
						Total Project Expenditures	\$ 9,978,560
						Unappropriated Balance	\$ -

CITY OF *Salem*
AT YOUR SERVICE

Mill Creek Industrial Park Urban Renewal Area (Mill Creek Corporate Center) Fiscal Year 2020-2021



- Urban Renewal Area
- Outside City Limits

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Urban Renewal Agency Budget
FY 2021
Fund No. 265
Mill Creek Industrial Park (Mill Creek) Capital Improvements

Mill Creek URA Resources

Resource Type	Budget FY 2018	Actual FY 2018	Budget FY 2019	Actual FY 2019	Budget FY 2020	Mgr Rec FY 2021	BC Rec FY 2021	Adopted FY 2021	Difference from FY 2020	% Chg from FY 2020
Internal and Intergovernmental	\$ -	\$ 144,010	\$ -	\$ 232,713	\$ 3,382,640	\$ 40,000	\$ 40,000	\$ 40,000	\$ (3,342,640)	-98.8%
Loan Principal / Interest	627,920	-	427,920	905,808	270,290	-	-	-	(270,290)	-100.0%
Du Jour Financing	1,500,000	1,500,000	900,000	900,000	1,000,000	500,000	500,000	500,000	(500,000)	-50.0%
All Other Revenues	345,100	7,900	9,500	33,762	20,000	20,000	20,000	20,000	-	-
Beginning Working Capital	629,920	386,387	2,898,650	1,753,384	3,201,830	1,749,540	1,749,540	2,415,480	(786,350)	-24.6%
Total Resources	\$ 3,102,940	\$ 2,038,298	\$ 4,236,070	\$ 3,825,668	\$ 7,874,760	\$ 2,309,540	\$ 2,309,540	\$ 2,975,480	\$ (4,899,280)	-62.2%

Mill Creek URA Expenditures

Expenditure Type	Budget FY 2018	Actual FY 2018	Budget FY 2019	Actual FY 2019	Budget FY 2020	Mgr Rec FY 2021	BC Rec FY 2021	Adopted FY 2021	Difference from FY 2020	% Chg from FY 2020
Materials and Services	\$ 3,102,940	\$ 284,913	\$ 4,236,070	\$ 699,144	\$ 7,874,760	\$ 2,309,540	\$ 2,309,540	\$ 2,975,480	\$ (4,899,280)	-62.2%
Total Expenditures	\$ 3,102,940	\$ 284,913	\$ 4,236,070	\$ 699,144	\$ 7,874,760	\$ 2,309,540	\$ 2,309,540	\$ 2,975,480	\$ (4,899,280)	-62.2%

Mill Creek Capital Improvements

Mill Creek capital projects include street improvements, support to the Strategic Economic Development Corporation (SEDCOR), and administrative costs. Projects are funded with short-term borrowings and loan proceeds and working capital from previous short-term borrowings and loans.



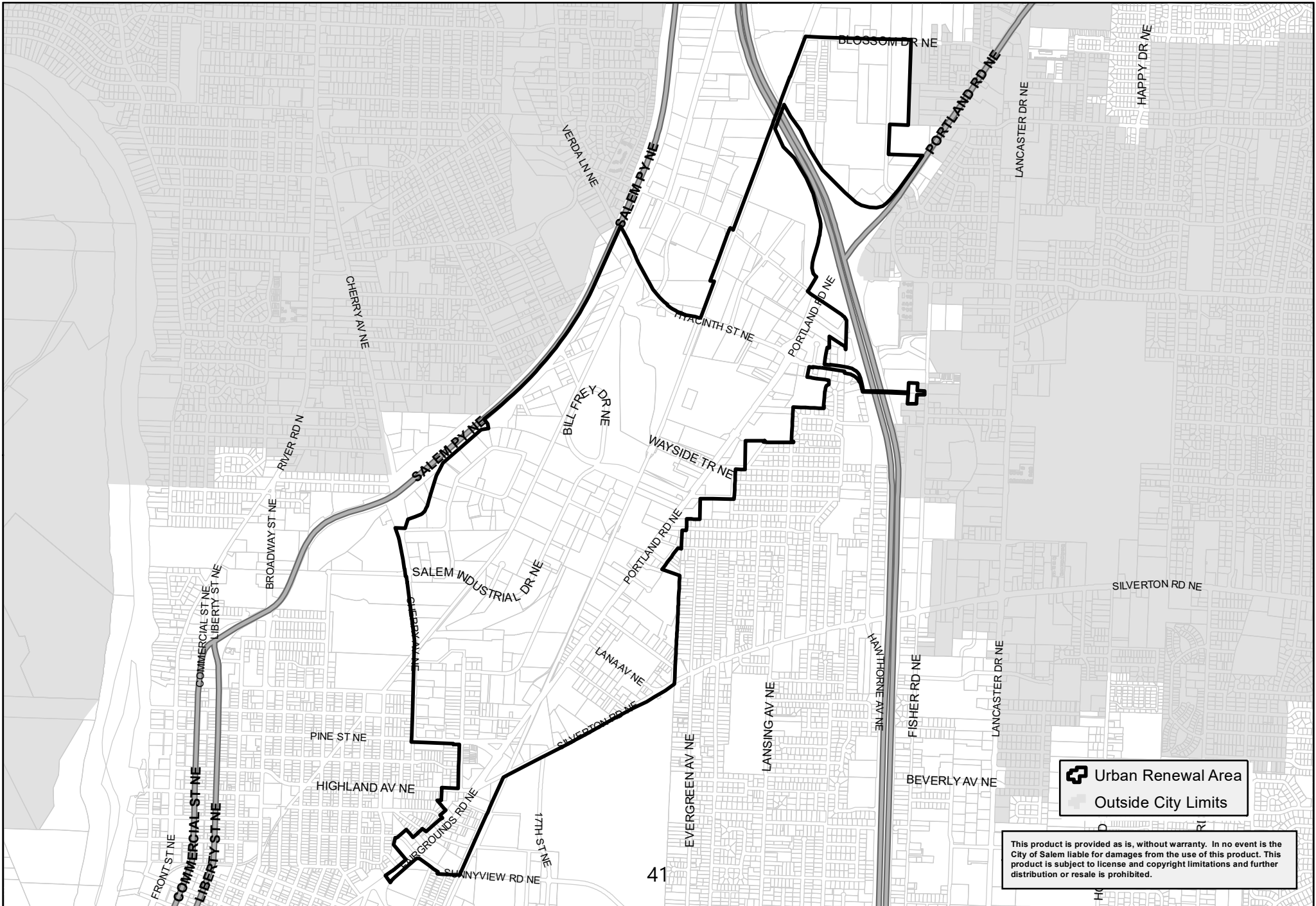
FY 2021 New Projects

Project	Neighborhood Association	Ward	Sources of Funding				Total Project
			Short-term Borrowing	DAS Reimbursement	All Other Revenues	Working Capital	
TBD Committed to Future Projects This project provides funding for future improvements in the Mill Creek Industrial Park Urban Renewal Area including conceptual design and planning needed to prepare for industrial park development.	SEMCA	2	\$ 250,730	\$ 40,000	\$ 20,000	\$ 189,540	\$ 500,270
FY 2021 Carryover and General Projects							
686025 Wetlands Phase II Develop south wetland mitigation and stormwater detention site between Mill Creek Drive and Turner Road (rebudgeted).	SEMCA	2	-	-	-	1,125,940	1,125,940
686026 Sewer Conversion Project reroutes Santiam Correctional Facility sewer connection to new "A" Street sewer. Reroutes Site G sewer to Deer Park / Turner Road. Repairs crossing under 48-inch water main in Site E. This work will allow for the abandonment of existing sewer pipe on private property (rebudgeted).	SEMCA	2	-	-	-	1,100,000	1,100,000
686011 Strategic Economic Development Corporation Reimburse Urban Development Administration for a portion of the SEDCOR contract.	SEMCA	2	62,500	-	-	-	62,500
686000 Project Coordination / Support Mill Creek program includes support to the Mill Creek Implementation Committee and planning and implementation of development projects within the urban renewal area.	SEMCA	2	166,950	-	-	-	166,950
686000 Support Services Charge (Indirect Cost Allocation) Provides funds to reimburse the City's General Fund for the cost of providing City services to the Mill Creek Industrial Park Urban Renewal Area.	SEMCA	2	19,820	-	-	-	19,820
Total Funding by Source			\$ 500,000	\$ 40,000	\$ 20,000	\$ 2,415,480	
						Total Resources	\$ 2,975,480
						Total Project Expenditures	\$ 2,975,480
						Unappropriated Balance	\$ -



North Gateway Urban Renewal Area

Fiscal Year 2020-2021



Urban Renewal Agency Budget
FY 2021
Fund No. 265
North Gateway Capital Improvements

North Gateway URA Resources

Resource Type	Budget FY 2018	Actual FY 2018	Budget FY 2019	Actual FY 2019	Budget FY 2020	Mgr Rec FY 2021	BC Rec FY 2021	Adopted FY 2021	Difference from FY 2020	% Chg from FY 2020
Loan Principal / Interest	\$ 29,290	\$ 230,717	\$ 29,290	\$ 40,225	\$ 29,290	\$ 35,000	\$ 35,000	\$ 35,000	\$ 5,710	19.5%
Du Jour Financing	13,000,000	13,000,000	3,500,000	3,500,000	3,925,920	4,500,000	4,500,000	4,500,000	574,080	14.6%
All Other Revenues	30,800	71,209	25,000	696,663	53,600	103,600	103,600	103,600	50,000	93.3%
Beginning Working Capital	3,908,300	4,396,600	12,472,860	11,600,431	9,714,340	8,677,420	8,677,420	9,434,390	(279,950)	-2.9%
Total Resources	\$ 16,968,390	\$ 17,698,526	\$ 16,027,150	\$ 15,837,319	\$ 13,723,150	\$ 13,316,020	\$ 13,316,020	\$ 14,072,990	\$ 349,840	2.5%

North Gateway URA Expenditures

Expenditure Type	Budget FY 2018	Actual FY 2018	Budget FY 2019	Actual FY 2019	Budget FY 2020	Mgr Rec FY 2021	BC Rec FY 2021	Adopted FY 2021	Difference from FY 2020	% Chg from FY 2020
Materials and Services	\$ 16,968,390	\$ 6,073,094	\$ 13,612,150	\$ 4,776,589	\$ 12,644,390	\$ 9,498,770	\$ 9,498,770	\$ 10,255,740	\$ (2,388,650)	-18.9%
Capital Outlay	-	25,000	2,415,000	1,529,229	1,078,760	3,817,250	3,817,250	3,817,250	2,738,490	253.9%
Total Expenditures	\$ 16,968,390	\$ 6,098,094	\$ 16,027,150	\$ 6,305,817	\$ 13,723,150	\$ 13,316,020	\$ 13,316,020	\$ 14,072,990	\$ 349,840	2.5%

North Gateway Capital Improvements

North Gateway capital projects include grants, loans, and funds held in reserve for current and future redevelopment investments; Portland Road street and streetscape improvements; and administrative costs. Projects are funded with interest earnings and working capital from previous borrowings.



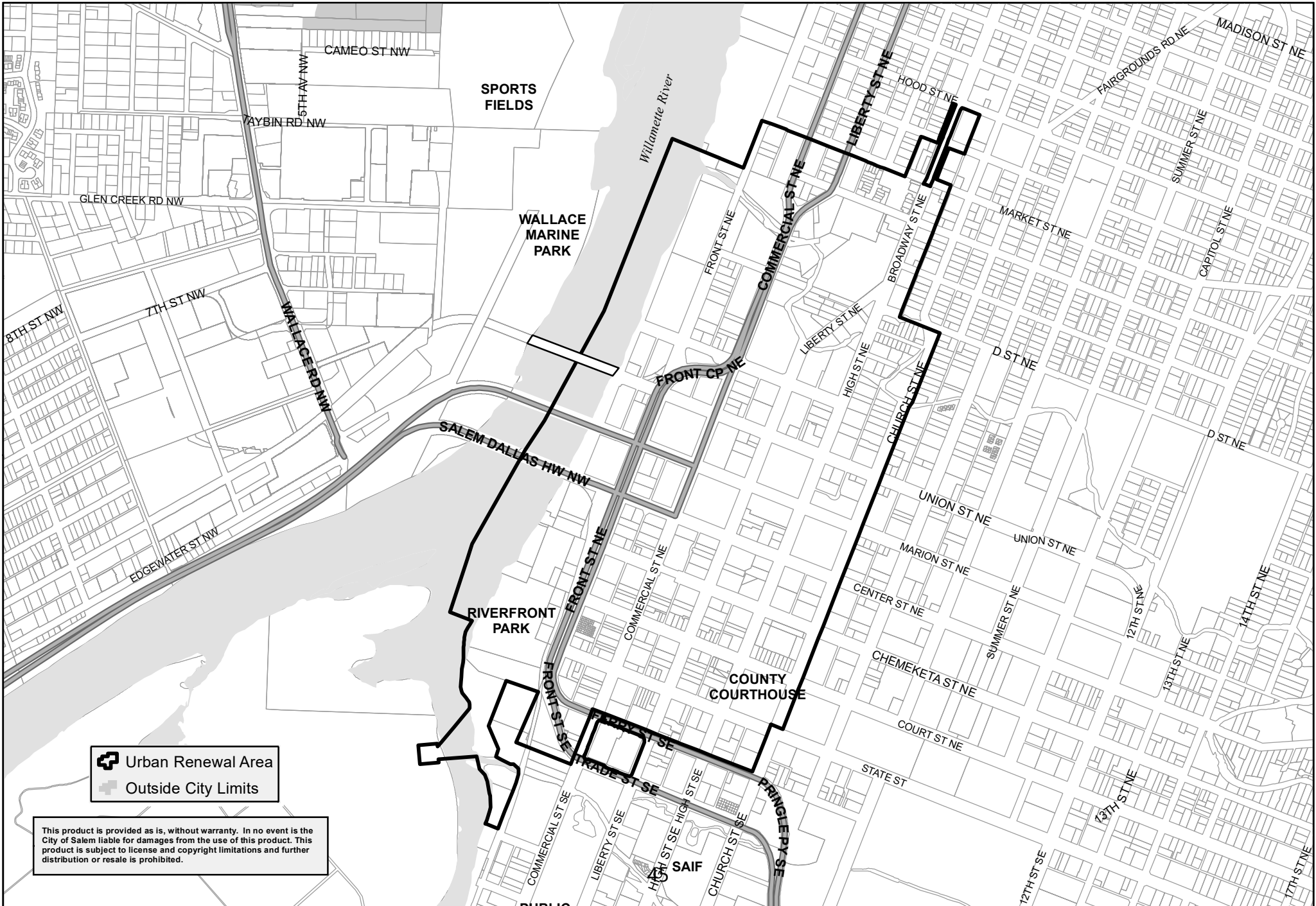
FY 2021 New Projects

Project	Neighborhood Association	Ward	Sources of Funding			Total Project
			Short-term Borrowing	All Other Revenues	Working Capital	
TBD Committed to Future Projects Funds committed to future projects specified in the approved urban renewal plan for the North Gateway Urban Renewal Area and that align with the Portland Road Corridor Action Plan.	Northgate, Highland	5	\$ 6,710	\$ 138,600	\$ 4,179,180	\$ 4,324,490
TBD Property Acquisition Funds set aside to allow the Agency to take advantage of opportunities that may arise, such as potential acquisition of parcels as part of a larger Pine Street Redevelopment project.	Northgate, Highland	5	2,652,250	-	-	2,652,250
TBD Environmental Remediation Remediate environmental contamination associated with potential acquisition of property to allow for redevelopment to occur.	Northgate, Highland	5	265,230	-	-	265,230
Multiple Affordable Housing Project Grant Program Grant program to provide financial assistance to affordable housing development projects.	Northgate, Highland	5	300,000	-	300,000	600,000
FY 2021 Carryover Projects						
684032 Rehabilitation Grant Program Commercial / industrial loan and grant program (rebudgeted, all funds currently committed to projects).	Northgate, Highland	5	1,000,000	-	1,726,670	2,726,670
Multiple Infrastructure Improvement Grant Program Commercial / industrial grant program to assist properties in which development is a challenge due to lack of necessary city infrastructure, such as water or sewer.	Northgate, Highland	5	-	-	750,000	750,000
Multiple Rehabilitation Loan Program Commercial / industrial loan and grant program (rebudgeted).	Northgate, Highland	5	-	-	363,540	363,540
684053 Portland Road Property Acquisition Acquisition and holding costs for property at 2640 Portland Road NE (rebudgeted).	Northgate, Highland	5	-	-	1,315,000	1,315,000
TBD Opportunity Fund Funding for continued work and potential development of a food hub, maker space, or incubator style project at 2640 Portland Road (rebudgeted).	Northgate, Highland	5	-	-	500,000	500,000
TBD Portland Road Bicycle / Pedestrian Path Funding for initial design of a bicycle / pedestrian path adjacent to Portland Road, as an alternative to the Portland Road underpass (rebudgeted).	Northgate, Highland	5	-	-	300,000	300,000

Project	Neighborhood Association	Ward	Sources of Funding			Total Project	
			Short-term Borrowing	All Other Revenues	Working Capital		
FY 2021 General Projects							
684000	Project Coordination / Support North Gateway includes support to the North Gateway Redevelopment Advisory Board and applicable subcommittees for the planning / implementation of development projects within the renewal area.	Northgate, Highland	5	215,450	-	-	215,450
684000	Support Services Charge (Indirect Cost Allocation) Provides funds to reimburse the City's General Fund for the cost of providing City services to the North Gateway Urban Renewal Area.	Northgate, Highland	5	60,360	-	-	60,360
Total Funding by Source				\$ 4,500,000	\$ 138,600	\$ 9,434,390	
Total Resources							\$ 14,072,990
Total Project Expenditures							\$ 14,072,990
Unappropriated Balance							\$ -

Riverfront-Downtown Urban Renewal Area

Fiscal Year 2020-2021



Urban Renewal Area
 Outside City Limits

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Urban Renewal Agency
 FY 2021
 Fund No. 265
 Riverfront Downtown Capital Improvements

Riverfront Downtown URA Resources

Resource Type	Budget FY 2018	Actual FY 2018	Budget FY 2019	Actual FY 2019	Budget FY 2020	Mgr Rec FY 2021	BC Rec FY 2021	Adopted FY 2021	Difference from FY 2020	% Chg from FY 2020
Internal and Intergovernmental	\$ -	\$ 289,220	\$ -	\$ 294,210	\$ 300,090	\$ -	\$ -	\$ -	\$ (300,090)	-100.0%
Loan Principal / Interest	48,950	49,723	48,950	51,410	49,720	25,000	25,000	25,000	(24,720)	-49.7%
Bond Proceeds	-	-	-	-	-	8,700,000	8,700,000	8,700,000	8,700,000	-
Du Jour Financing	6,500,000	6,500,000	7,000,000	7,000,000	7,500,000	6,000,000	6,000,000	6,000,000	(1,500,000)	-20.0%
All Other Revenues	339,220	142,688	354,210	336,487	75,000	605,090	605,090	605,090	530,090	706.8%
Interfund Transfer	613,000	613,000	-	-	-	-	-	-	-	-
Beginning Working Capital	9,310,630	10,794,409	16,017,080	15,250,230	17,253,000	6,189,660	6,189,660	10,487,660	(6,765,340)	-39.2%
Total Resources	\$ 16,811,800	\$ 18,389,040	\$ 23,420,240	\$ 22,932,337	\$ 25,177,810	\$ 21,519,750	\$ 21,519,750	\$ 25,817,750	\$ 639,940	2.5%

Riverfront Downtown URA Expenditures

Expenditure Type	Budget FY 2018	Actual FY 2018	Budget FY 2019	Actual FY 2019	Budget FY 2020	Mgr Rec FY 2021	BC Rec FY 2021	Adopted FY 2021	Difference from FY 2020	% Chg from FY 2020
Materials and Services	\$ 16,811,800	\$ 3,026,310	\$ 19,863,990	\$ 6,821,487	\$ 23,502,810	\$ 15,444,750	\$ 15,444,750	\$ 19,742,750	\$ (3,760,060)	-16.0%
Capital Outlay	-	112,500	3,556,250	3,538,404	1,675,000	6,075,000	6,075,000	6,075,000	4,400,000	262.7%
Total Expenditures	\$ 16,811,800	\$ 3,138,811	\$ 23,420,240	\$ 10,359,891	\$ 25,177,810	\$ 21,519,750	\$ 21,519,750	\$ 25,817,750	\$ 639,940	2.5%

Riverfront Downtown Capital Improvements



Riverfront Downtown capital projects include grants, loans, funds held in reserve for current and future redevelopment investments; and street, alleyway, and streetscape improvements; support to the Salem Convention Center; feasibility studies; and administrative costs. Projects are funded with proceeds from loans and short-term borrowings, transfer of debt reserves, transient occupancy tax (TOT) reimbursements, and working capital from previous short-term borrowings and loans.

FY 2021 New Projects

Project	Neighborhood Association	Ward	Sources of Funding					Total Project
			Long-term Borrowing	Short-term Borrowing	TOT Reimbursement	All Other Revenues	Working Capital	
TBD Property Acquisition and Renovation - Navigation Center Purchase and renovation of property to serve as a navigation center for homeless individuals.	CANDO, GRANT	1, 2, 7	\$ -	\$ 2,375,070	\$ -	\$ 321,000	\$ 1,453,930	\$ 4,150,000
TBD Property Acquisition and Renovation - Opportunity Purchase and renovation of property within the Riverfront Downtown URA for future redevelopment.	CANDO, GRANT	1, 2, 7	2,000,000	-	-	-	-	2,000,000
TBD Redevelopment Planning Redevelopment planning associated with the Agency-owned properties known as the UGM and Saffron sites.	CANDO, GRANT	1, 2, 7	-	50,000	-	-	-	50,000
682093 Environmental Remediation and Holding Costs Environmental remediation activities and holding costs associated with the Agency-owned properties known as the UGM and Saffron sites.	CANDO, GRANT	1, 2, 7	-	100,000	-	-	-	100,000
TBD Alley Signage Purchase and installation of signage in the downtown alleys to reflect the recently approved alley names.	CANDO, GRANT	1, 2, 7	-	80,000	-	-	-	80,000
TBD Code Revisions Implement code revisions recommended as a result of the recently completed zoning review conducted within the north downtown, to encourage mixed-use redevelopment of the area.	CANDO, GRANT	1, 2, 7	-	50,000	-	-	-	50,000
TBD Homeless Solutions Task Force Project Implementation Funds set aside to implement projects that align with recommendations from the Homeless Solutions Task Force.	CANDO, GRANT	1, 2, 7	-	-	-	-	2,500,000	2,500,000
TBD Committed to Future Projects Funds committed to future projects specified in the Urban Renewal Plan for the Riverfront Downtown Urban Renewal Area.	CANDO, GRANT	1, 2, 7	1,550,000	2,697,580	-	-	891,230	5,138,810
FY 2021 Carryover Projects								
682083 Streetscape Program for design and construction of streetscape improvements within the downtown (rebudgeted).	CANDO, GRANT	1, 2, 7	1,000,000	-	-	-	1,566,160	2,566,160

Project	Neighborhood Association	Ward	Sources of Funding						Total Project
			Long-term Borrowing	Short-term Borrowing	TOT Reimbursement	All Other Revenues	Working Capital		
682097 Strategic Project Grant Program Grant program to assist property owners in addressing issues arising out of homelessness, including projects that address building and property safety and security.	CANDO, GRANT	1, 2, 7	-	-	-	-	121,610	121,610	
682086 Alley Improvements Program for design and construction of alley improvements within the downtown (rebudgeted, \$150,000 new funding).	CANDO, GRANT	1, 2, 7	150,000	-	-	-	289,620	439,620	
Multiple Toolbox Loans Funding for the commercial loan program (rebudgeted).	CANDO, GRANT	1, 2, 7	-	-	-	-	173,110	173,110	
682018 Capital Improvement Grant Programs Funding for downtown capital improvement grant program (rebudgeted, \$1.5M new funding).	CANDO, GRANT	1, 2, 7	2,500,000	-	-	-	3,000,000	5,500,000	
682094 Union Street Bike Friendly Street Improvements Construct bicycle facilities on Union Street NE from Commercial Street NE to 12th Street NE for bicyclists of all skill levels (funds used within the URA and leveraged with federal grant funding, rebudgeted).	CANDO, GRANT	1, 2, 7	1,500,000	-	-	-	-	1,500,000	
682089 State Street One-Way / Two-Way Conversion Central Salem Mobility Study recommendation to convert to a two-way to improve multimodal accessibility for people traveling to, through, and within Central Salem (rebudgeted).	CANDO, GRANT	1, 2, 7	-	-	-	-	292,000	292,000	
682087 Dual Turn Lane Removal and Curb Extensions Removal of dual turn lanes and curb extensions at Commercial and Marion streets, Liberty and Center streets, Court and Liberty streets, and Liberty and Ferry streets (rebudgeted).	CANDO, GRANT	1, 2, 7	-	-	-	-	200,000	200,000	

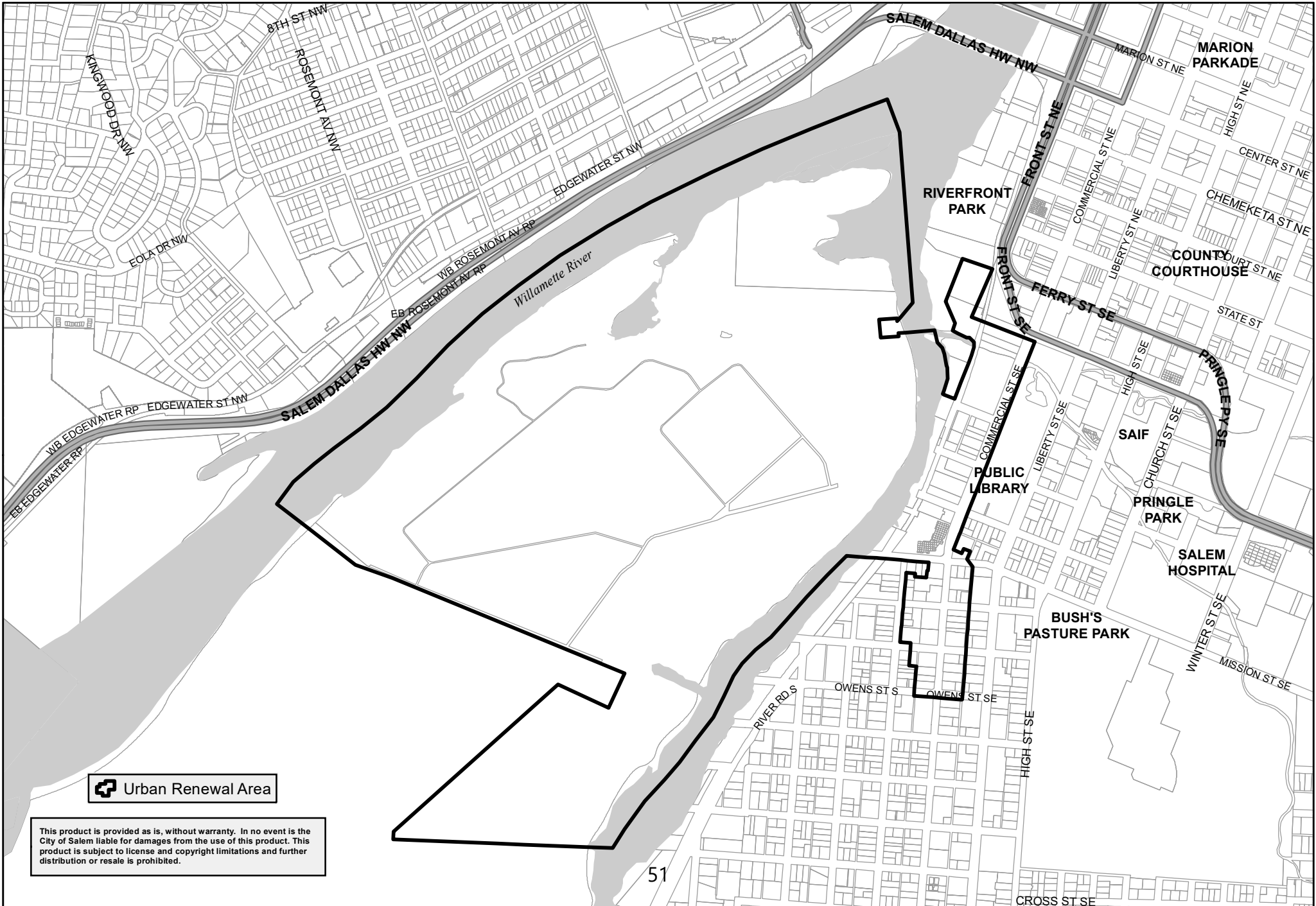
Project	Neighborhood Association	Ward	Sources of Funding					Total Project	
			Long-term Borrowing	Short-term Borrowing	TOT Reimbursement	All Other Revenues	Working Capital		
FY 2021 General Projects									
682000	Project Coordination and Support Riverfront Downtown includes support to the Downtown Advisory Board, and implementation of public / private development projects. Emphasis is placed on Riverfront Park development, convention center, housing development, and retail / office expansion.	CANDO, GRANT	1, 2, 7	-	517,490	-	-	-	517,490
682000	Support Services Charge (Indirect Cost Allocation) Provides funds to reimburse the City General Fund for the cost of providing City services to the Riverfront Downtown Urban Renewal Area.	CANDO, GRANT	1, 2, 7	-	93,740	-	-	-	93,740
682023	Marketing Contract with Salem Convention Center Marketing services for the Salem Convention Center.	CANDO, GRANT	1, 2, 7	-	-	309,090	-	-	309,090
682023	Salem Convention Center Insurance Property insurance for the Salem Convention Center.	CANDO, GRANT	1, 2, 7	-	36,120	-	-	-	36,120
Total Funding by Source				\$ 8,700,000	\$ 6,000,000	\$ 309,090	\$ 321,000	\$ 10,487,660	


Total Resources	\$ 25,817,750
Total Project Expenditures	\$ 25,817,750
Unappropriated Balance	\$ -



South Waterfront Urban Renewal Area

Fiscal Year 2020-2021



 Urban Renewal Area

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Urban Renewal Agency Budget
FY 2021
Fund No. 265
South Waterfront Capital Improvements

South Waterfront URA Resources

Resource Type	Budget FY 2018	Actual FY 2018	Budget FY 2019	Actual FY 2019	Budget FY 2020	Mgr Rec FY 2021	BC Rec FY 2021	Adopted FY 2021	Difference from FY 2020	% Chg from FY 2020
Du Jour Financing	\$ -	\$ -	\$ 750,000	\$ 750,000	\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000	\$ -	-
All Other Revenues	2,500	7,057	6,500	12,756	7,500	10,000	10,000	10,000	2,500	33.3%
Beginning Working Capital	480,380	482,708	477,830	481,398	1,232,320	435,930	435,930	435,930	(796,390)	-64.6%
Total Resources	\$ 482,880	\$ 489,765	\$ 1,234,330	\$ 1,244,153	\$ 1,739,820	\$ 945,930	\$ 945,930	\$ 945,930	\$ (793,890)	-45.6%

South Waterfront URA Expenditures

Expenditure Type	Budget FY 2018	Actual FY 2018	Budget FY 2019	Actual FY 2019	Budget FY 2020	Mgr Rec FY 2021	BC Rec FY 2021	Adopted FY 2021	Difference from FY 2020	% Chg from FY 2020
Materials and Services	\$ 482,880	\$ 8,368	\$ 1,234,330	\$ 4,834	\$ 1,739,820	\$ 945,930	\$ 945,930	\$ 945,930	\$ (793,890)	-45.6%
Total Expenditures	\$ 482,880	\$ 8,368	\$ 1,234,330	\$ 4,834	\$ 1,739,820	\$ 945,930	\$ 945,930	\$ 945,930	\$ (793,890)	-45.6%

South Waterfront Capital Improvements



South Waterfront capital projects include funds held in reserve for future redevelopment investments and administrative costs. Projects are funded with interest earnings and working capital from previous borrowings.

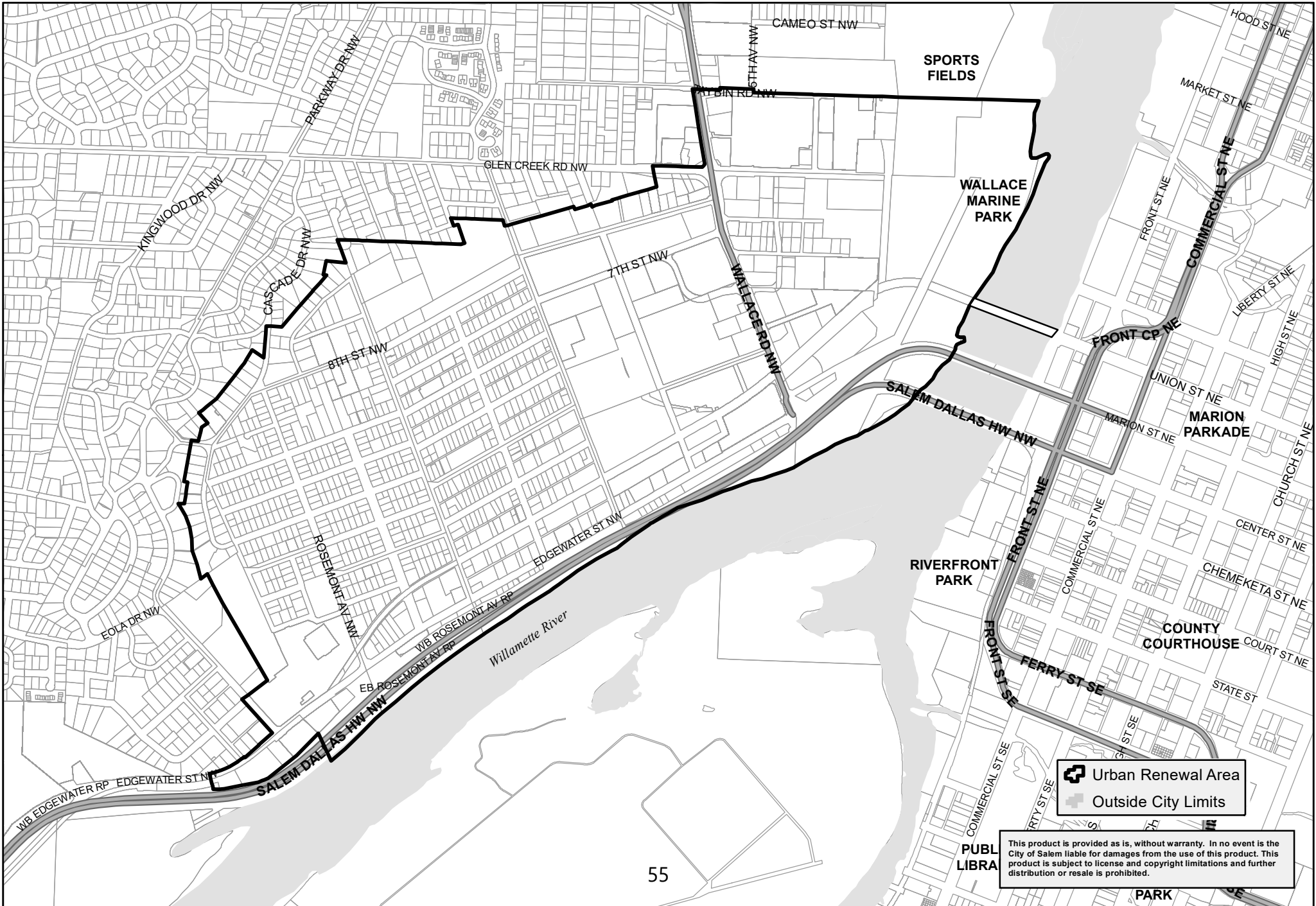
FY 2021 New Projects

Project	Neighborhood Association	Ward	Sources of Funding			Total Project
			Short-term Borrowing	All Other Revenues	Working Capital	
TBD Pringle Creek Trail Improvements Provides a portion of design for a proposed shared-use path identified in the Salem Area Transportation Plan and the Park System Master Plan as the Pringle Creek Trail. Central to downtown, the connector trail between Riverfront Park, the Civic Center and Library, and downtown Salem is an extension to the City's linear park system.	SCAN, South Salem	2, 7	\$ -	\$ -	\$ 200,000	\$ 200,000
TBD Committed to Future Projects Funds held in reserve for future projects specified in the approved plan for the South Waterfront Urban Renewal Area.	SCAN, South Salem	2, 7	448,340	10,000	235,930	694,270
FY 2021 General Projects						
688000 Project Coordination / Support Urban development staff services for planning and implementing projects within the South Waterfront Urban Renewal Area, including project management, coordination with Public Works and private developers, and financial services.	SCAN, South Salem	2, 7	51,360	-	-	51,360
688000 Support Services Charge (Indirect Cost Allocation) Provides funds to reimburse the City General Fund for the cost of providing City services to the South Waterfront Urban Renewal Area.	SCAN, South Salem	2, 7	300	-	-	300
Total Funding by Source			\$ 500,000	\$ 10,000	\$ 435,930	
						Total Resources \$ 945,930
						Total Project Expenditures \$ 945,930
						Unappropriated Balance \$ -



West Salem Urban Renewal Area

Fiscal Year 2020-2021



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Urban Renewal Agency Budget
 FY 2021
 Fund No. 265
 West Salem Capital Improvements

West Salem URA Resources

Resource Type	Budget FY 2018	Actual FY 2018	Budget FY 2019	Actual FY 2019	Budget FY 2020	Mgr Rec FY 2021	BC Rec FY 2021	Adopted FY 2021	Difference from FY 2020	% Chg from FY 2020
Du Jour Financing	\$ -	\$ -	\$ 3,500,000	\$ 3,500,000	\$ 1,500,000	\$ 2,000,000	\$ 2,000,000	\$ 2,000,000	\$ 500,000	33.3%
All Other Revenues	11,300	19,049	15,000	31,524	20,000	65,000	65,000	65,000	45,000	225.0%
Beginning Working Capital	1,303,150	1,288,604	1,010,490	1,022,909	4,153,350	4,773,410	4,773,410	4,809,800	656,450	15.8%
Total Resources	\$ 1,314,450	\$ 1,307,653	\$ 4,525,490	\$ 4,554,433	\$ 5,673,350	\$ 6,838,410	\$ 6,838,410	\$ 6,874,800	\$ 1,201,450	21.2%

West Salem URA Expenditures

Expenditure Type	Budget FY 2018	Actual FY 2018	Budget FY 2019	Actual FY 2019	Budget FY 2020	Mgr Rec FY 2021	BC Rec FY 2021	Adopted FY 2021	Difference from FY 2020	% Chg from FY 2020
Materials and Services	\$ 1,314,450	\$ 284,745	\$ 4,525,490	\$ 601,761	\$ 5,673,350	\$ 6,838,410	\$ 6,838,410	\$ 6,874,800	\$ 1,201,450	21.2%
Total Expenditures	\$ 1,314,450	\$ 284,745	\$ 4,525,490	\$ 601,761	\$ 5,673,350	\$ 6,838,410	\$ 6,838,410	\$ 6,874,800	\$ 1,201,450	21.2%

West Salem Capital Improvements



West Salem capital projects include grants, loans, and funds held in reserve for current and future redevelopment investments; feasibility studies; and administrative costs. Projects are funded with short-term borrowings, interest earnings, and working capital from previous borrowings.

FY 2021 New Projects

Project	Neighborhood Association	Ward	Sources of Funding			Total Project
			Short-term Borrowing	All Other Revenues	Working Capital	
685008 Grant Program A new allocation for the West Salem Urban Renewal Area grant program for improvements to qualifying commercial and industrial properties (rebudgeted / \$200,000 new allocation).	West Salem	1	\$ 200,000	\$ -	\$ 736,390	\$ 936,390
TBD Wallace Road / Second Street Design Design and funds set aside for construction of 2nd St NW phased from Gerth Av NW to Glen Creek Rd NW. Phase 1: Gerth Av NW to Wallace Rd NW (rebudgeted / \$1M new allocation).	West Salem	1	1,000,000	-	3,000,000	4,000,000
TBD Committed to Future Projects Funds held in reserve for future projects specified in the approved urban renewal plan for the West Salem Urban Renewal Area and that align with the West Salem Business District Study.	West Salem	1	665,850	65,000	873,410	1,604,260

FY 2021 Carryover and General Projects

685000 Project Support / Coordination West Salem includes support to the West Salem Redevelopment Advisory Board and applicable subcommittees; increase efforts to seek grants and leverage funds available to support projects in the West Salem Urban Renewal Area.	West Salem	1	125,600	-	-	125,600
685000 Support Services Charge (Indirect Cost Allocation) Provides funds to reimburse the City's General Fund for the cost of providing City services to the West Salem Urban Renewal Area.	West Salem	1	8,550	-	-	8,550
TBD Acquisition and Redevelopment Opportunity Fund Funds set aside for opportunity purchases or redevelopment projects as they arise over the course of the fiscal year (rebudgeted).	West Salem	1	-	-	200,000	200,000

Total Funding by Source	\$ 2,000,000	\$ 65,000	\$ 4,809,800	
			Total Resources	\$ 6,874,800
			Total Project Expenditures	\$ 6,874,800
			Unappropriated Balance	\$ -

CITY OF *Salem*
AT YOUR SERVICE



Strong and Diverse Economy

A diverse economic base with robust job growth, business retention and recruitment, and a thriving downtown.

Urban Renewal Agency Salem Convention Center

Salem Convention Center Fund

The Salem Convention Center is an asset of the Urban Renewal Agency. It was constructed in 2005 using a combination of funding sources, including tax increment financed bonds and a Section 108 loan from the US Department of Housing and Urban Development. Since opening, the center has been operated on behalf of the Urban Renewal Agency by The Salem Group, LLC. The Urban Renewal Agency, through the Urban Development Department, provides oversight of the management contract and supports Convention Center marketing through an annual allocation of transient occupancy tax revenues.

The Salem Convention Center Fund, which is one of four funds of the Urban Renewal Agency, accounts for the activities of the Salem Convention Center with revenues derived from food sales, meeting room rental, and charges for audio-visual equipment and meeting set-up services.



Convention Center Gain / Loss Reserve Fund

As the Salem Convention Center prepared to open, the Urban Renewal Agency also established a reserve to cover the cost of operations in the event the convention center incurred an operating shortfall. Additionally, the reserve was intended to be used for capital improvements and repairs to the facility and other approved expenditures associated with operations.

With a reserve goal of \$4,000,000, the Cultural and Tourism Fund was accessed to augment the Gain / Loss Reserve Fund. From FY 2005 through FY 2013, the Cultural and Tourism Fund contributed \$2,550,000 to the reserve. The current, principal source of funding is the transfer of program income from the Salem Convention Center.

For the entire period of its operation to date, there has been no need for the Salem Convention Center to access the reserve to offset an operating loss.

Urban Renewal Agency
FY 2021
Fund No. 345
Convention Center

Convention Center Resources

Resource Type	Budget FY 2018	Actual FY 2018	Budget FY 2019	Actual FY 2019	Budget FY 2020	Mgr Rec FY 2021	BC Rec FY 2021	Adopted FY 2021	Difference from FY 2020	% Chg from FY 2020
Fees for Service	\$ 2,535,000	\$ 3,122,866	\$ 4,055,660	\$ 3,416,553	\$ 4,000,000	\$ 4,000,000	\$ 4,000,000	\$ 4,000,000	\$ -	-
Rents	1,215,000	1,529,191	2,176,800	1,789,370	2,176,800	1,875,000	1,875,000	1,875,000	(301,800)	-13.9%
Internal / Intergovernmental	450,000	-	450,000	-	450,000	-	-	-	(450,000)	-100.0%
All Other Revenues	289,220	648	294,210	6,538	300,090	309,090	309,090	309,090	9,000	3.0%
Beginning Working Capital	505,020	888,997	806,450	817,953	660,270	801,530	801,530	801,530	141,260	21.4%
Total Resources	\$ 4,994,240	\$ 5,541,702	\$ 7,783,120	\$ 6,030,414	\$ 7,587,160	\$ 6,985,620	\$ 6,985,620	\$ 6,985,620	\$ (601,540)	-7.9%

Convention Center Expenditures

Expenditure Type	Budget FY 2018	Actual FY 2018	Budget FY 2019	Actual FY 2019	Budget FY 2020	Mgr Rec FY 2021	BC Rec FY 2021	Adopted FY 2021	Difference from FY 2020	% Chg from FY 2020
Materials and Services	\$ 3,818,270	\$ 4,040,022	\$ 4,935,820	\$ 4,297,927	\$ 4,935,820	\$ 5,106,960	\$ 5,106,960	\$ 5,106,960	\$ 171,140	3.5%
Capital Outlay	450,000	-	450,000	-	450,000	313,500	313,500	313,500	(136,500)	-30.3%
Contingencies	25,970	-	897,300	-	1,451,340	65,160	65,160	65,160	(1,386,180)	-95.5%
Interfund Transfers	700,000	683,727	1,500,000	1,500,000	750,000	1,500,000	1,500,000	1,500,000	750,000	100.0%
Total Expenditures	\$ 4,994,240	\$ 4,723,749	\$ 7,783,120	\$ 5,797,927	\$ 7,587,160	\$ 6,985,620	\$ 6,985,620	\$ 6,985,620	\$ (601,540)	-7.9%

Urban Renewal Agency
 FY 2021
 Fund No. 428
 Convention Center Gain / Loss Reserve

Gain / Loss Reserve Resources

Resource Type	Budget FY 2018	Actual FY 2018	Budget FY 2019	Actual FY 2019	Budget FY 2020	Mgr Rec FY 2021	BC Rec FY 2021	Adopted FY 2021	Difference from FY 2020	% Chg from FY 2020
All Other Revenues	\$ 37,000	\$ 67,231	\$ 50,000	\$ 112,098	\$ 75,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 25,000	33.3%
Interfund Transfers	350,000	683,727	1,500,000	1,500,000	750,000	1,500,000	1,500,000	1,500,000	750,000	100.0%
Beginning Working Capital	4,447,760	4,397,504	4,704,580	4,872,372	4,921,040	6,327,760	6,327,760	6,356,620	1,435,580	29.2%
Total Resources	\$ 4,834,760	\$ 5,148,462	\$ 6,254,580	\$ 6,484,470	\$ 5,746,040	\$ 7,927,760	\$ 7,927,760	\$ 7,956,620	\$ 2,210,580	38.5%

Gain / Loss Reserve Expenditures

Expenditure Type	Budget FY 2018	Actual FY 2018	Budget FY 2019	Actual FY 2019	Budget FY 2020	Mgr Rec FY 2021	BC Rec FY 2021	Adopted FY 2021	Difference from FY 2020	% Chg from FY 2020
Materials and Services	\$ 375,000	\$ 276,090	\$ 375,000	\$ 264,462	\$ 1,971,190	\$ 2,050,000	\$ 2,050,000	\$ 2,078,860	\$ 107,670	5.5%
Capital Outlay	450,000	-	450,000	-	450,000	813,500	813,500	813,500	363,500	80.8%
Total Expenditures	\$ 825,000	\$ 276,090	\$ 825,000	\$ 264,462	\$ 2,421,190	\$ 2,863,500	\$ 2,863,500	\$ 2,892,360	\$ 363,500	19.5%



Budget Adoption

Notice of Budget Committee Meeting and Urban Renewal Agency Meeting

Categories:

[Budget and Finance \(/Pages/budget-and-finance.aspx\)](#) [News \(/Pages/news.aspx\)](#)

[Public Hearings and Notices \(/Pages/public-hearings.aspx\)](#) [Urban Renewal \(/Pages/urban-renewal.aspx\)](#)

April 22, 2020

NOTICE OF PUBLIC HEARING

NOTICE OF BUDGET COMMITTEE MEETINGS FOR THE CITY OF SALEM, OREGON AND THE URBAN RENEWAL AGENCY OF THE CITY OF SALEM, OREGON

A public meeting of the Budget Committee of the City of Salem and the Urban Renewal Agency of the City of Salem, Marion/Polk County, State of Oregon, to discuss the budget for the fiscal year July 1, 2020 to June 30, 2021. The first Budget Committee meeting will take place on May 6, 2020 at 6:00 p.m and will be held virtually. It will be viewable via CCTV channel 21 and the CCTV YouTube channel. The purpose of the meeting is to receive the budget message and public comment on the City's proposed budget. The Urban Renewal Agency Budget will also be reviewed during the public meeting on May 6, 2020. A copy of this public notice can also be found on the City of Salem's website at <http://www.cityofsalem.net/budget> (<http://www.cityofsalem.net/budget>).

A copy of the complete budget document may be viewed or obtained on and after April 24, 2020 at the Salem Civic Center, Room 230, on normal working days, between the hours of 8:00 a.m. and 5:00 p.m. Due to the COVID-19 pandemic, we request those wishing to view a copy of the budget document contact the budget office by information below to schedule a day and time.

The budget will also be available on the City's website on and after April 24, 2020 at:

<http://www.cityofsalem.net/Pages/view-the-city-budget.aspx> (<http://www.cityofsalem.net/Pages/view-the-city-budget.aspx>).

Listed below are the dates of additional Budget Committee meetings, where the public may comment, and deliberation of the Budget Committee will take place. Any person may provide comment on the proposed programs to the Budget Committee. Due to the State of Oregon's social distancing requirements, this meeting will take place virtually. We encourage public comment be submitted via written form electronically to budgetoffice@cityofsalem.net.

The following Budget Committee meetings will begin at 6:00 p.m.

May 13, 2020

May 20, 2020 (alternate date)

For additional information or to schedule a budget viewing, contact Josh Eggleston at (503)588-6130 or jeggleston@cityofsalem.net. Americans with Disabilities Act accommodations shall be provided upon request with 24 hours advance notice.

Contact us



Budget Office



Monday–Friday
8:00 a.m.–5:00 p.m.



555 Liberty ST SE RM 230
Salem OR 97301



Email: budgetoffice@cityofsalem.net



Phone: 503-588-6231

City of Salem, Oregon, USA

FORM UR-1

NOTICE OF BUDGET HEARING

A meeting of the Urban Renewal Agency of the City of Salem will be held on June 8, 2020 at 6:00 pm. This is a virtual meeting where deliberation of the budget for the fiscal year beginning July 1, 2020 as approved by the Urban Renewal Agency Budget Committee will take place. Any person may provide written testimony regarding the Budget Committee approved budget. A summary of the budget is presented below. A copy of the complete budget can be found on the City's website at <http://www.cityofsalem.net/budget>. This budget was prepared on a basis of accounting that is consistent with the basis of accounting used during the preceding year. Major changes, if any, and their effect on the budget are explained below. This budget is for an annual period. Americans with Disabilities Act accommodations for the June 8, 2020 meeting shall be provided upon request with 24 hours advance notice.

Contact: **Josh Eggleston**

Telephone: **503-588-6130**

Email: jeggleston@cityofsalem.net

FINANCIAL SUMMARY - RESOURCES			
TOTAL OF ALL FUNDS	Actual Amount 2018-19	Adopted Budget This Year 2019-20	Approved Budget Next Year 2020-21
Beginning Fund Balance / Net Working Capital	49,049,846	52,262,880	41,576,980
Federal, State and All Other Grants	294,352	7,957,920	4,567,170
Revenue from Bonds and Other Debt	17,455,808	15,696,210	24,440,000
Interfund Transfers	1,794,210	1,500,090	1,809,090
All Other Resources Except Division of Tax and Special Levy	7,671,077	7,467,660	7,538,340
Revenue from Division of Tax	11,150,741	11,322,043	13,344,243
Revenue from Special Levy	2,994,669	3,139,887	3,139,887
Total Resources	90,410,702	99,346,690	96,415,710

FINANCIAL SUMMARY - REQUIREMENTS BY OBJECT CLASSIFICATION			
Personnel Services	0	0	0
Materials and Services	9,760,990	54,372,100	43,831,360
Capital Outlay	5,067,633	3,653,760	11,019,250
Debt Service	17,273,341	16,628,350	16,970,820
Interfund Transfers	1,500,000	750,000	1,500,000
Contingencies		1,451,340	65,160
All Other Expenditures and Requirements	5,370,908	16,598,790	11,078,240
Unappropriated Ending Fund Balance	51,437,831	5,892,350	12,070,880
Total Requirements	90,410,702	99,346,690	96,415,710

FINANCIAL SUMMARY - REQUIREMENTS AND FULL-TIME EQUIVALENT EMPLOYEES (FTE) BY ORGANIZATIONAL UNIT OR PROGRAM			
Name of Organizational Unit or Program	There are no full-time equivalent employees associated with Urban Renewal Area budgets.		
Riverfront Downtown Urban Renewal Area	14,695,826	33,013,260	29,152,950
Fairview Industrial Park Urban Renewal Area	24,575	2,529,800	2,489,200
North Gateway Urban Renewal Area	9,806,158	18,507,320	17,817,020
West Salem Urban Renewal Area	4,102,101	7,174,350	8,839,410
Mill Creek Industrial Park Urban Renewal Area	1,985,709	9,737,240	3,703,160
McGlichrist Urban Renewal Area	1,541,208	10,243,200	11,026,540
South Waterfront Urban Renewal Area	754,907	2,240,820	1,446,430
Jory Apartments Urban Renewal Area			81,000
Salem Convention Center	6,062,389	10,008,350	9,849,120
Not Allocated to Organizational Unit or Program	51,437,831	5,892,350	12,070,880
Total Requirements	90,410,702	99,346,690	96,334,710
Total FTE	0	0	0

STATEMENT OF CHANGES IN ACTIVITIES AND SOURCES OF FINANCING

URBAN RENEWAL AGENCY (URA) CHANGES IN ACTIVITY
Riverfront Downtown URA -- Decreased project expense related to completion of new police station and adjacent streets, offset by appropriation for purchase of property for homeless navigation center and redevelopment of UGM and Saffron sites.
Fairview URA -- Decreased to appropriate all available funding.
North Gateway URA -- Decreased due to lowered project expense, partially offset by increased capital expenditures for property acquisition related to street improvement projects and additional funds dedicated to grant programs.
West Salem URA -- Increased due to completion of design and beginning phase one construction on Wallace Road and Second Street.
Mill Creek Industrial Park URA -- Decreased due to lowered project expenses following grading project in FY 2020 to elevate property above the floodplain.
McGlichrist URA -- Increased appropriation for purchase of right-of-way along McGlichrist Street for future street improvements.
South Waterfront URA -- Decreased due to lowered project expense, with funding appropriated for Pringle Creek Trail planning work and future projects.
Jory Apartments URA -- New tax increment financing district created in FY 2020, will provide incentives for development to more affordable housing.
URBAN RENEWAL AGENCY (URA) SOURCES OF FINANCING
Beginning Fund Balance / Net Working Capital -- Year-over-year decrease for the Convention Center and Riverfront/Downtown and Mill Creek Industrial Park URAs.
Federal, State, and All Other Grants -- Year-over-year decreased due to reduced State of Oregon reimbursement for Mill Creek URA.
Revenue from Bonds and Other Debt -- Increase from bond proceeds in Riverfront/Downtown URA and increase in short-term borrowing.
Interfund Transfers -- Increased appropriation for program income to the Convention Center Gain / Loss Reserve Fund during FY 2019.
Revenue from Division of Taxes -- Increase due to anticipated gains in Mill Creek URA.
Revenue from Special Levy -- No anticipated increase in proceeds from special levy as compared to prior year budget.

STATEMENT OF INDEBTEDNESS

LONG-TERM DEBT	Estimated Debt Outstanding July 1	Estimated Debt Authorized, But Not Incurred on July 1
General Obligation Bonds	\$11,200,000	\$0
Short Term Borrowings	\$0	\$14,440,000
Other Borrowings	\$8,547,915	\$0
Total	\$19,747,915	\$14,440,000

RESOLUTION NO. 20-8 URA

A RESOLUTION ADOPTING THE BUDGET OF THE URBAN RENEWAL AGENCY OF THE CITY OF SALEM, OREGON, FOR FISCAL YEAR 2020-2021, MAKING APPROPRIATIONS, AND IMPOSING AND CATEGORIZING TAXES

NOW, THEREFORE, THE BOARD OF THE URBAN RENEWAL AGENCY OF THE CITY OF SALEM, OREGON, RESOLVES AS FOLLOWS:

Section 1. The Board of the Urban Renewal Agency of the City of Salem, Oregon, hereby adopts the budget for the Urban Renewal Agency of the City of Salem, Oregon (the "Agency"), for the fiscal year beginning July 1, 2020, and ending June 30, 2021, in the sum of \$90,178,060, plus an unappropriated ending fund balance of \$12,010,880, for total requirements of \$102,188,940.

Section 2. The Board of the Urban Renewal Agency of the City of Salem, Oregon, hereby declares that the division of taxes and special levies will be determined, calculated, and imposed for each urban renewal plan area as provided by law as follows:

- Riverfront Downtown. Option One as provided in ORS 457.435(2)(a), amount to collect from division of taxes: 100%, amount to collect from special levy: 100%. The special levy shall be categorized for government operations other than public school systems.
- North Gateway. Option One as provided in ORS 457.435(2)(a), amount to collect from division of taxes: 100%. No special levy shall be imposed for this plan area.
- West Salem. New plan as provided in ORS 457.420(1), amount to collect from division of taxes: 100%.
- Mill Creek Industrial Park. New plan as provided in ORS 457.420(1), amount to collect from division of taxes: 100%.
- McGilchrist. New plan as provided in ORS 457.420(1), amount to collect from division of taxes: 100%.
- South Waterfront. New plan as provided in ORS 457.420(1), amount to collect from division of taxes: 100%.

Section 3. The amounts set forth in "Exhibit A, " attached hereto and incorporated herein by this reference, are hereby appropriated for the purposes set forth therein for the fiscal year beginning July 1, 2020.

Section 4. This resolution is effective upon adoption.

ADOPTED by the Board this 22nd day of June, 2020.

ATTEST:

Priscilla An Sullivan, CMC

*Certified to be a true and
correct copy of the original*

Lenny John
Deputy City Recorder
City of Salem, Oregon

City Recorder
Approved by City Attorney:

DBA

Checked by: J. Eggleston



RESOLUTION 20-8 URA, EXHIBIT A

Urban Renewal Agency of Salem
 FY 2021

Final Budget Expenditure Appropriations

Fund	Operating	Non-Operating Budget				Total
	Program Budget	Debt Service	Interfund Transfers	Contingency		
TAX ALLOCATION BOND DEBT FUND	\$ -	\$16,970,820	\$ -	\$ -	\$ -	\$ 16,970,820
TAX ALLOCATION IMPROVEMENT FUND	57,584,890	-	-	-	-	57,584,890
SALEM CONVENTION CENTER FUND	11,164,830	-	1,500,000	65,160	-	12,729,990
CONVENTION CENTER FUND	2,892,360	-	-	-	-	2,892,360
TOTAL URBAN RENEWAL	\$ 71,642,080	\$16,970,820	\$1,500,000	\$65,160	\$90,178,060	

Salem Urban Renewal Agency budget expenses are described as operating and non-operating and are adopted at the program level as documented in the above table. Operating expenses include the object categories of materials and services and capital outlay. Non-operating expenses represent the object categories of debt service, Interfund transfers, and contingencies.

• Submit two (2) copies to county assessor by July 15.

Check here if this is an amended form.

Notification

Urban Renewal Agency of the City of Salem, Oregon

(Agency Name)

authorizes its 2020-2021 ad valorem tax increment amounts

by plan area for the tax roll of _____

(County Name)

Marion / Polk

Josh Eggleston

(Contact Person)

503-588-6130

(Telephone Number)

7/14/2020

(Date Submitted)

555 Liberty St SE, Salem, OR 97301

(Agency's Mailing Address)

jeegleston@cityofsalem.net

(Contact Person's E-mail Address)

Yes, the agency has filed an impairment certificate by May 1 with the assessor (ORS 457.445).

Part 1: Option One Plans (Reduced Rate). [ORS 457.435(2)(a)]

Plan Area Name	Increment Value to Use*	100% from Division of Tax	Special Levy Amount**
Riverfront / Downtown	\$	OR <input checked="" type="checkbox"/> Yes	Remainder
North Gateway	\$	OR <input checked="" type="checkbox"/> Yes	\$

Part 2: Option Three Plans (Standard Rate). [ORS 457.435(2)(c)]

Plan Area Name	Increment Value to Use***	100% from Division of Tax	Special Levy Amount****
	\$	OR	\$
	\$	OR	\$

Part 3: Other Standard Rate Plans. [ORS 457.445(2)]

Plan Area Name	Increment Value to Use*	100% from Division of Tax
West Salem	\$	OR <input checked="" type="checkbox"/> Yes
	\$	OR <input type="checkbox"/> Yes

Part 4: Other Reduced Rate Plans. [ORS 457.445(1)]

Plan Area Name	Increment Value to Use*	100% from Division of Tax
Mill Creek Industrial Park	\$	OR <input checked="" type="checkbox"/> Yes
McGlichrist	\$	OR <input checked="" type="checkbox"/> Yes
South Waterfront	\$	OR <input checked="" type="checkbox"/> Yes

Part 5: Permanent Rate Plans. [chapter 580 (2019 Or Laws)]

Plan Area Name	Increment Value to Use*	100% from Division of Tax
	\$	OR <input type="checkbox"/> Yes
	\$	OR <input type="checkbox"/> Yes

Notice to Assessor of Permanent Increase in Frozen Value. Beginning tax year 2020-21, permanently increase frozen value to:

Plan Area Name	New Frozen value \$

* All Plans except Option Three: Enter amount of Increment Value to Use that is less than 100% Or check "Yes" to receive 100% of division of tax. Do NOT enter an amount of Increment Value to Use AND check "Yes".

** If an Option One plan enters a Special Levy Amount, you MUST check "Yes" and NOT enter an amount of Increment to Use.

*** Option Three plans enter EITHER an amount of Increment Value to Use to raise less than the amount of division of tax stated in the 1998 ordinance under ORS 457.435(2)(c) OR the Amount from Division of Tax stated in the ordinance, NOT both.

**** If an Option Three plan requests both an amount of Increment Value to Use that will raise less than the amount of division of tax stated in the 1998 ordinance and a Special Levy Amount, the Special Levy Amount cannot exceed the amount available when the amount from division of tax stated in the ordinance is subtracted from the plan's Maximum Authority.